

Occupying a generous plot within walking distance of Falkirk Town Centre, this semi detached family home benefits from three double bedrooms and low maintenance gardens.



22 Kennard Street, Falkirk, FK2 9EH

THREE BEDROOM SEMI DETACHED VILLA



RGM
solicitors & estate agents

Grangemouth Tel: 01324 482197

Linlithgow Tel: 01506 847070

www.rgmsolicitors.co.uk

The town of Falkirk offers many varied amenities including primary and secondary schooling, shopping malls and leisure facilities including the recently opened Helix Park which provides a range of family activities and incorporates the famous Kelpies. The town also offers main line rail network accommodating commuting to Glasgow and Edinburgh and local road networks linking Falkirk to other parts of the central belt and also to the M8 and M9 motorway networks. The town boasts several pubs, restaurants, retail park, hospital and supermarkets.

Nestled in a highly sought after residential area of Falkirk within walking distance of the Town Centre, retail park and local amenities, this charming three bedroom semi-detached villa occupies a generous plot providing private off road parking, a detached garage and three sizeable double bedrooms. The property is presented to the market in walk in condition and early viewing is recommended.

Set back from the road behind a monoblock driveway providing off road parking for several cars, the main door is tucked to the side of the property, this opens into a bright entrance hallway which provides access to the living room, bedroom three and stairs to the upper level. At the end of the hall a glazed door draws you into a generous living room, illuminated by a large picture window, this reception room is flooded with sunshine throughout the day, whilst an electric fire with stylish surround provides a warming focal point for relaxed lounge furniture.

Conveniently accessed via the living room is a generous breakfasting kitchen (with garden access) which is fitted with traditionally-styled base and wall-mounted units. Included in the sale is the freestanding electric oven and space for a washing machine and fridge/freezer. A well-proportioned double bedroom completes the ground floor accommodation.

Upstairs a bright landing with excellent storage provides access to two sizeable double bedrooms. Both rooms are immaculately presented showcasing the generous foot print and opportunity for a king size bed and freestanding furniture. Finally, a contemporary three-piece shower room comprises a walk in cubicle with thermostatic shower, WC and a wash hand basin set within a white gloss vanity unit. Gas central heating and double glazing ensure the property is warm and welcoming throughout the year.

The property is set in beautifully-maintained, substantial front, side, and rear gardens which boasts several paved seating areas and artificial lawn for low maintenance. A detached garage with work shop area provides additional storage whilst the monoblock front and side driveway provides private parking for several cars.

PROPERTY FACTS

Home Report Valuation: £138,000

EPC rating: C

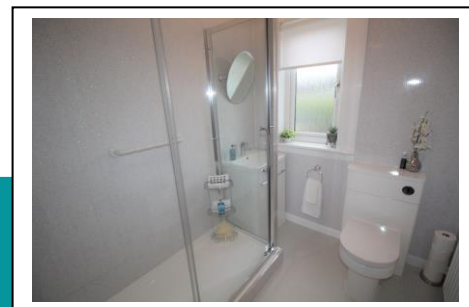
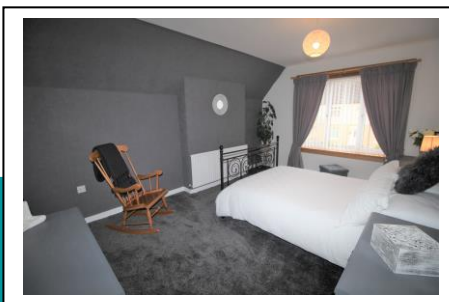
Council Tax band: B

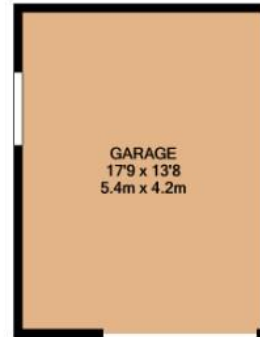
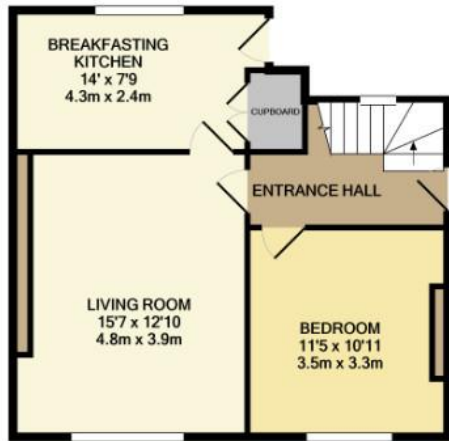
Central Heating: Gas Central

Double glazing: Throughout

Included in sale: All floor coverings, blinds and electric cooker.

Viewing details: Strictly by appointment. Contact RGM on 01324 482197.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.