



10 Moncks Road

Falkirk FK1 1SF

Offers Over £255,000

Caesar & Howie
Solicitors & Estate Agents



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Falkirk FK1 1SG

An excellent home which will suit a variety of buyers is offered from this rarely available two bedroom semi detached bungalow. The property is set within a quiet residential area which is centrally located within easy reach of all of Falkirk's amenities, schooling at all levels, shopping and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. It boasts well proportioned accommodation throughout, extensive garden ground to the front and rear and further benefits from a single garage and ample off street parking. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

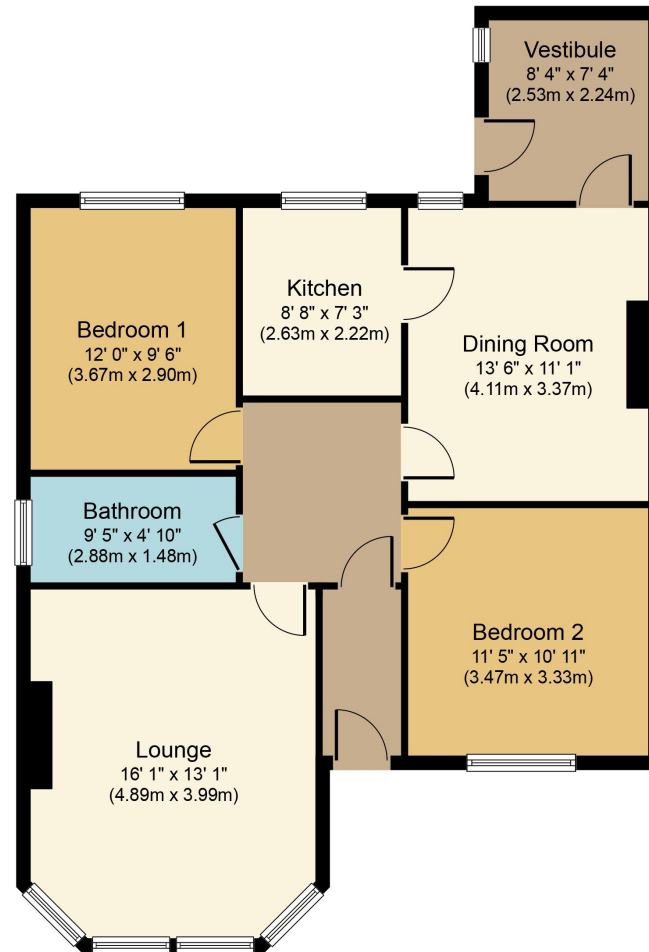
- **Entrance vestibule and hallway**
- **Spacious lounge with bay window**
- **Modern kitchen**
- **Dining room**
- **Two bedrooms**
- **Bathroom**
- **Extensive gardens, garage & driveway**
- **GCH & DG**
- **Council Tax Band: E**
- **Energy Efficiency Rating: D**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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