



142 Newlands Road
Grangemouth FK3 8NZ
Offers Over £TBC

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented three bedroom semi detached villa. The property has been recently renovated throughout and offers excellent modern living. It also benefits from ample off street parking, a single detached garage and garden ground to the front and rear. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. 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.

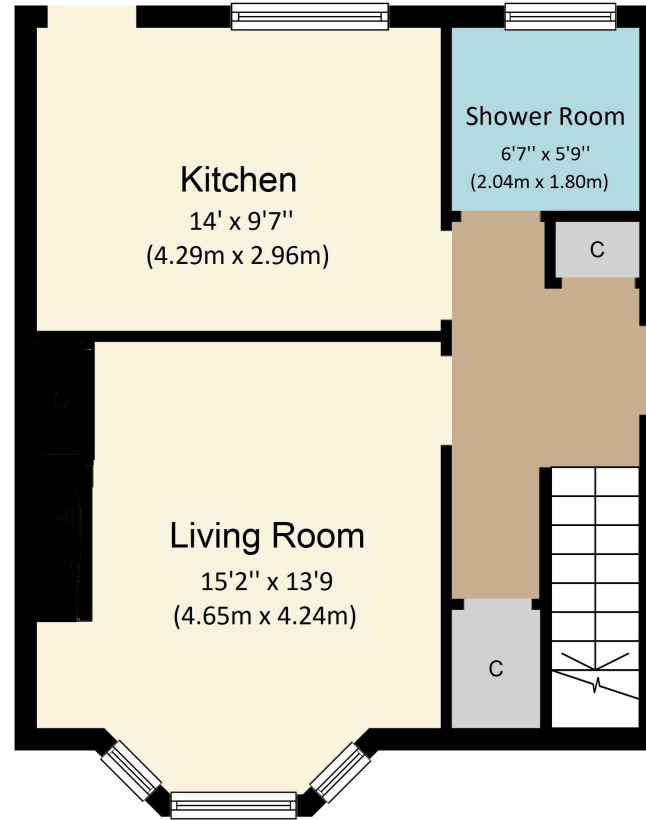
- **Entrance hallway**
- **Spacious lounge**
- **Dining kitchen**
- **Three bedrooms**
- **Modern shower room**
- **Gardens, driveway & garage**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, blinds and light fittings.

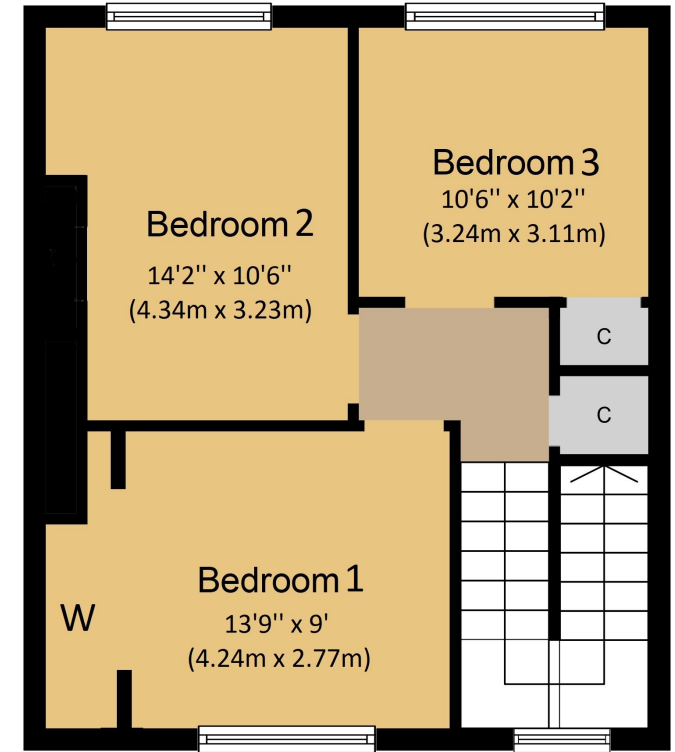
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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Ground Floor



First 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. 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.