



11 Eriskay Court  
Falkirk FK1 2PZ

Offers Over £118,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 11 Eriksay Court

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An excellent first time buy or investment is offered from this well presented and popular style terraced villa, located in a sought after part of the village and well placed for schools, amenities and rail station. The accommodation has been recently spruced up and is in walk-in condition throughout. The lounge overlooks the south facing rear garden and a spacious fitted kitchen also has ample dining space. Bedrooms are generous in size and have excellent storage. Tidy gardens to front and rear. Excellent outlooks to rear from upper floor. Non allocated parking adjacent. Immediate/flexible entry. Chain free.

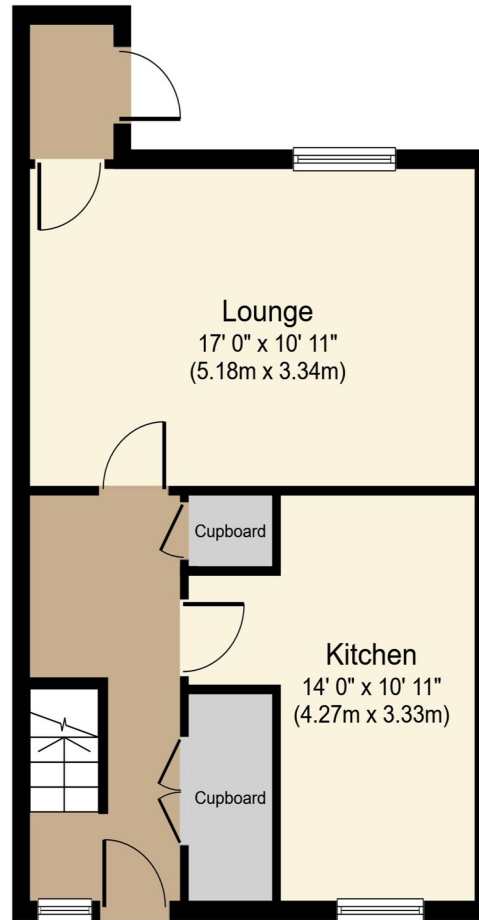
- **Entrance hall/storage**
- **Bright & spacious lounge**
- **Fitted kitchen/dining**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Freshly decorated/carpeted**
- **Attractive gardens/rear suntrap**
- **Parking adjacent**
- **Excellent storage facilities**
- **Council Tax Band B**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

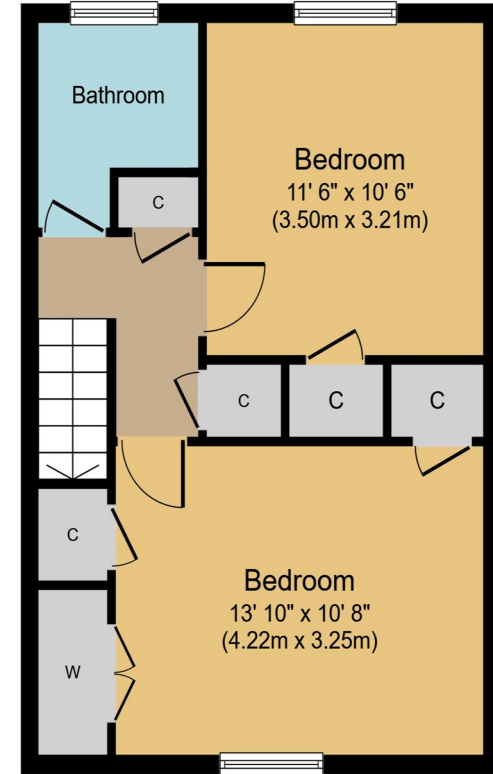


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**Ground Floor**



**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.

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