



55 Bute Street
Falkirk FK2 7DH
Offers Over £159,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this well presented, three bedroom mid terrace villa. The property is set within a cul-de-sac, in a well established and popular residential location. It boasts a bright and inviting lounge/diner, downstairs bedroom and W.C. It further benefits from low maintenance garden ground to the front and rear and further benefits from ample resident and on street parking nearby. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail 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.

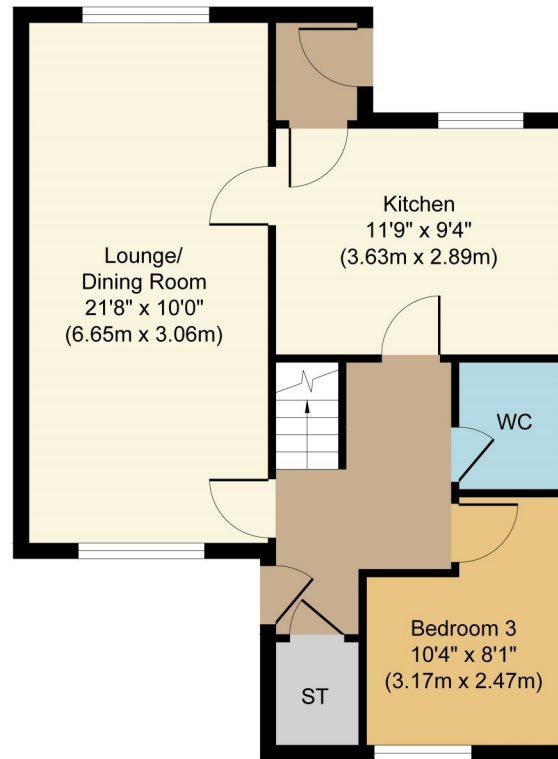
- **Entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen**
- **Three bedrooms (one downstairs)**
- **Bathroom & W.C.**
- **Gardens**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: C**

Extras: All floor coverings, blinds and light fittings. All white goods. No warranties/guarantees will be provided.

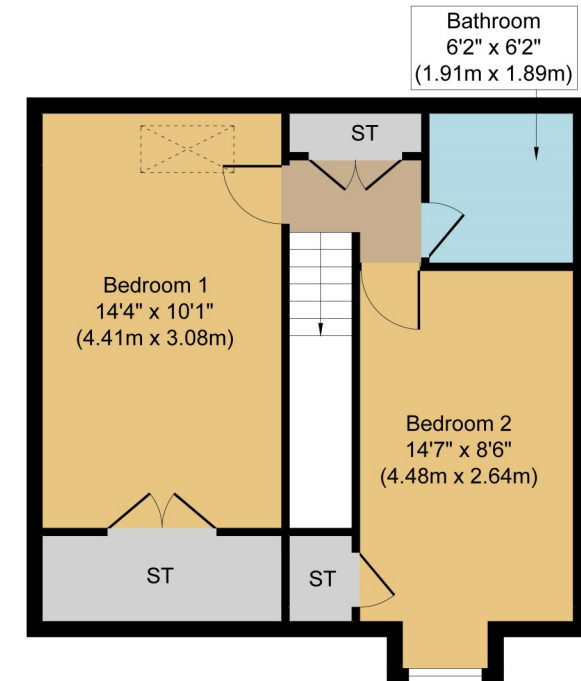
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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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.

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