



1 Gray Buchanan Court
Polmont FK2 0XR
Offers Over £154,500

Caesar & Howie
Solicitors & Estate Agents



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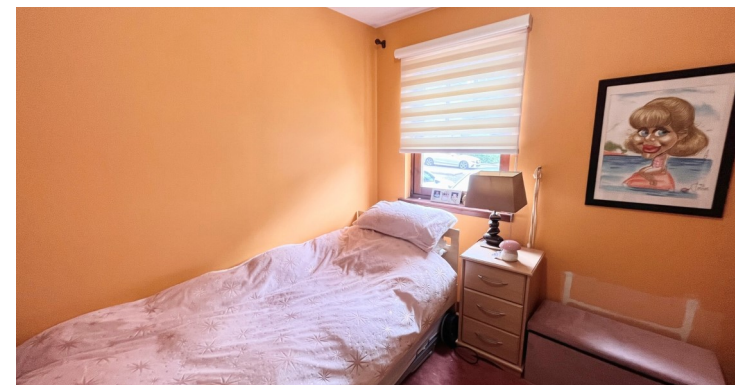
Polmont FK2 0XR

An excellent home which will suit a variety of buyers is offered from this well presented two bedroom ground floor flat. The property is tucked away within a quiet cul-de-sac, which is situated within a well established and popular residential location. It boasts generously proportioned accommodation throughout, a master bedroom with en suite shower room, separate bathroom and garden area to the rear. It further benefits from ample resident's parking including an allocated bay. 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 its position.

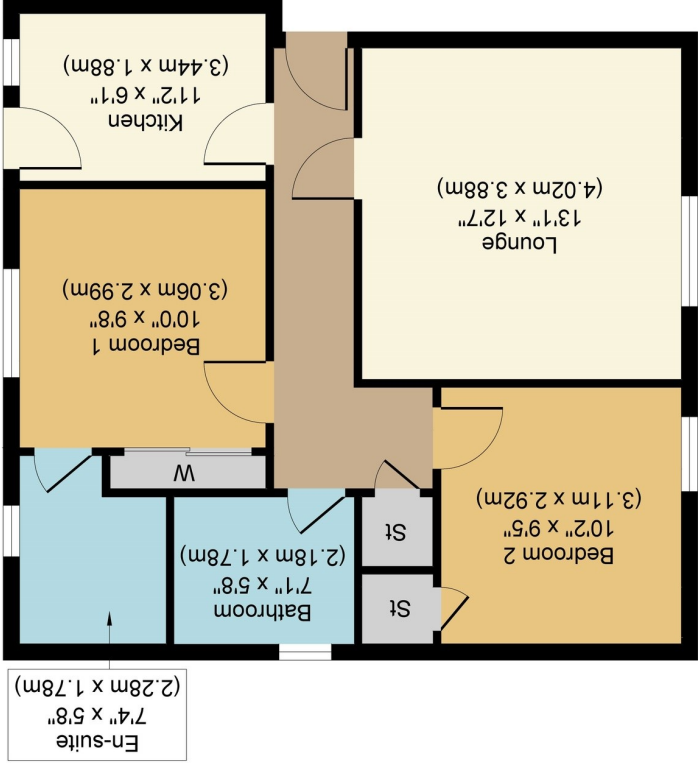
- **Entrance hallway**
- **Spacious lounge**
- **Kitchen**
- **Two bedrooms**
- **Bathroom & en suite shower room**
- **Gardens & parking**
- **DG & air source heat pump heating**
- **Council Tax Band: D**
- **Energy Efficiency Rating: C**

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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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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