



21 Pleasance Square  
Falkirk FK1 1BQ  
Fixed Price £115,000

**Caesar & Howie**  
Solicitors & Estate Agents



## 21 Pleasance Square

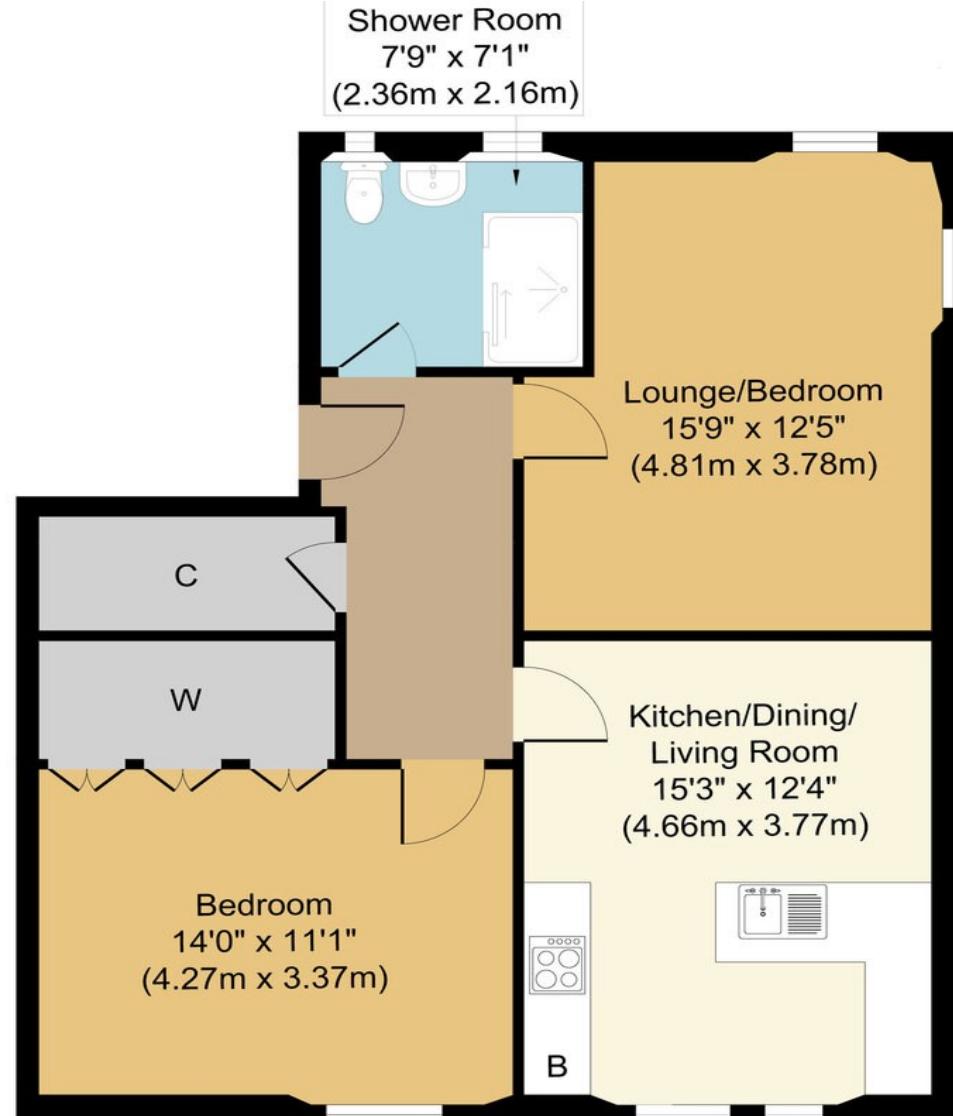
FK1 1BQ Falkirk

Spacious traditional upper flat in sandstone block and with very central location to shops and town centre. Versatile layout accommodation to suit varying requirements. Period features, high ceilings and well proportioned rooms throughout. The hall has a large cupboard plumbed for washing machine and the bright dual purpose lounge has a wide range of kitchen units, breakfast bar and appliances. Open views over adjacent bowling club to rear. This well established and sought after part of town is ideally placed for most amenities, rail station and retail park. Early/flexible entry available. Chain free.

- **Secure communal entrance/entry system**
- **Hall with utility cupboard**
- **Spacious open plan lounge/kitchen**
- **Two double bedrooms**
- **Larger shower room**
- **GCH & DG**
- **Shared courtyard garden**
- **Shared on street parking**
- **Council Tax Band B**

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





**First Floor  
Approximate Floor Area  
738 sq. ft  
(68.59 sq. m)**

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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