



Crowe Place
Falkirk
FK2 9JX

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Offers Over £135,000

This impressive Top (3rd) Floor Flat is in superb condition throughout and benefits from a favourable position with a corner lounge window which provides lovely open views.

The development was built by Ogilvie Homes and is finished with a pleasant combination of low maintenance facing brick and render exterior beneath a pitched roof. The development is surrounded by well kept communal grounds with shrubs and lawned area to the front and an open rear area featuring ample resident and visitor parking bays, sheltered bin stores and further large well kept lawned areas with fenced boundary.

The communal areas, including the entrance and stairwell are factored by Simply Factors with a rough monthly costs of c. £60 which also covers the building insurance.

This apartment is really well presented throughout with fresh, neutral decoration, impressive kitchen, modern bathroom and modern en suite shower room.

The accommodation comprises hallway with two separate storage cupboards, large and bright main lounge /living room with corner window offering a really nice open outlook on all sides. At the far side of the lounge is a large recess area which is ideal for a family dining table.



Home Report Valuation
£140,000

www.packdetails.com

Council Tax Band C

EPC Rating B



The kitchen is also in excellent order and has a range of white floor standing and wall mounted units with integrated hob, oven and hood, space for fridge freezer and plumbing for washing machine. Window to the front providing an excellent view over open ground.



There are two double bedrooms, both of which have built in wardrobes and window to the rear which also have a very nice open view. The main bedroom benefits from an en suite shower room with three piece suite comprising corner shower enclosure, integrated wash hand basin and w.c, with concealed cistern.

The main bathroom has a three piece suite comprising panelled bath with further mains shower and glass screen, integrated wash hand basin and a w.c with concealed cistern

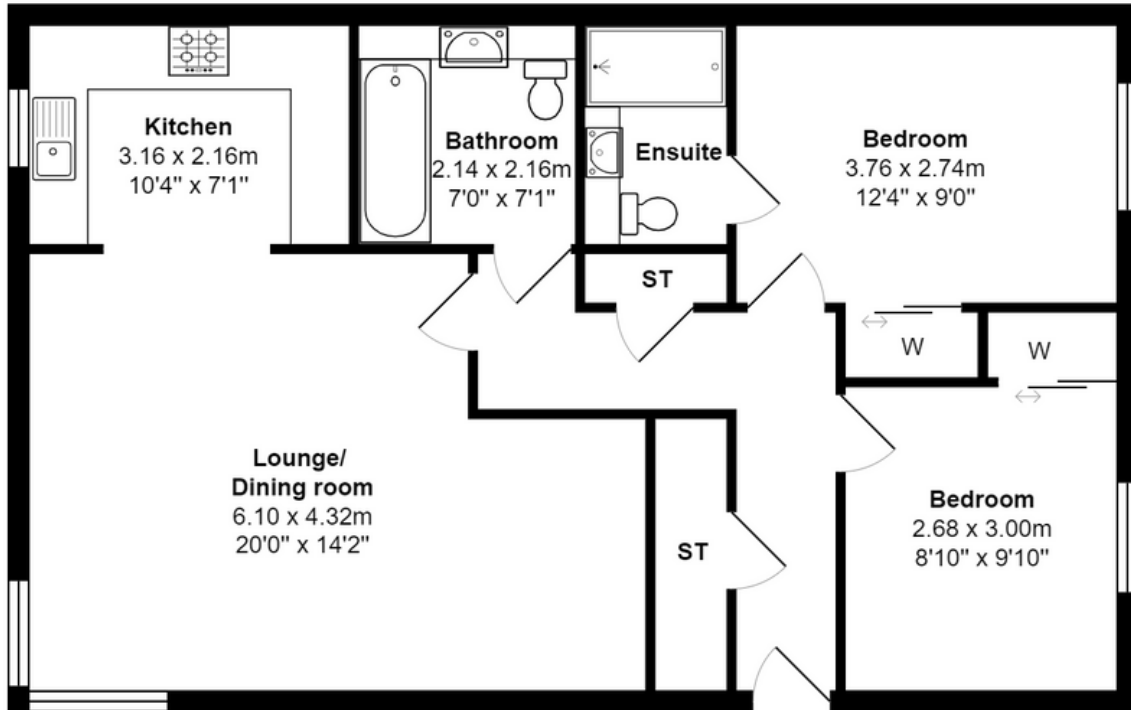


The property further benefits from pvc double glazing, gas central heating, loft storage area and has a security controlled entrance.

Vendor Comments

This has been a great flat with excellent views. Really nice setting and all rounds and common areas are very well looked after.

7 Crowe Place, Falkirk



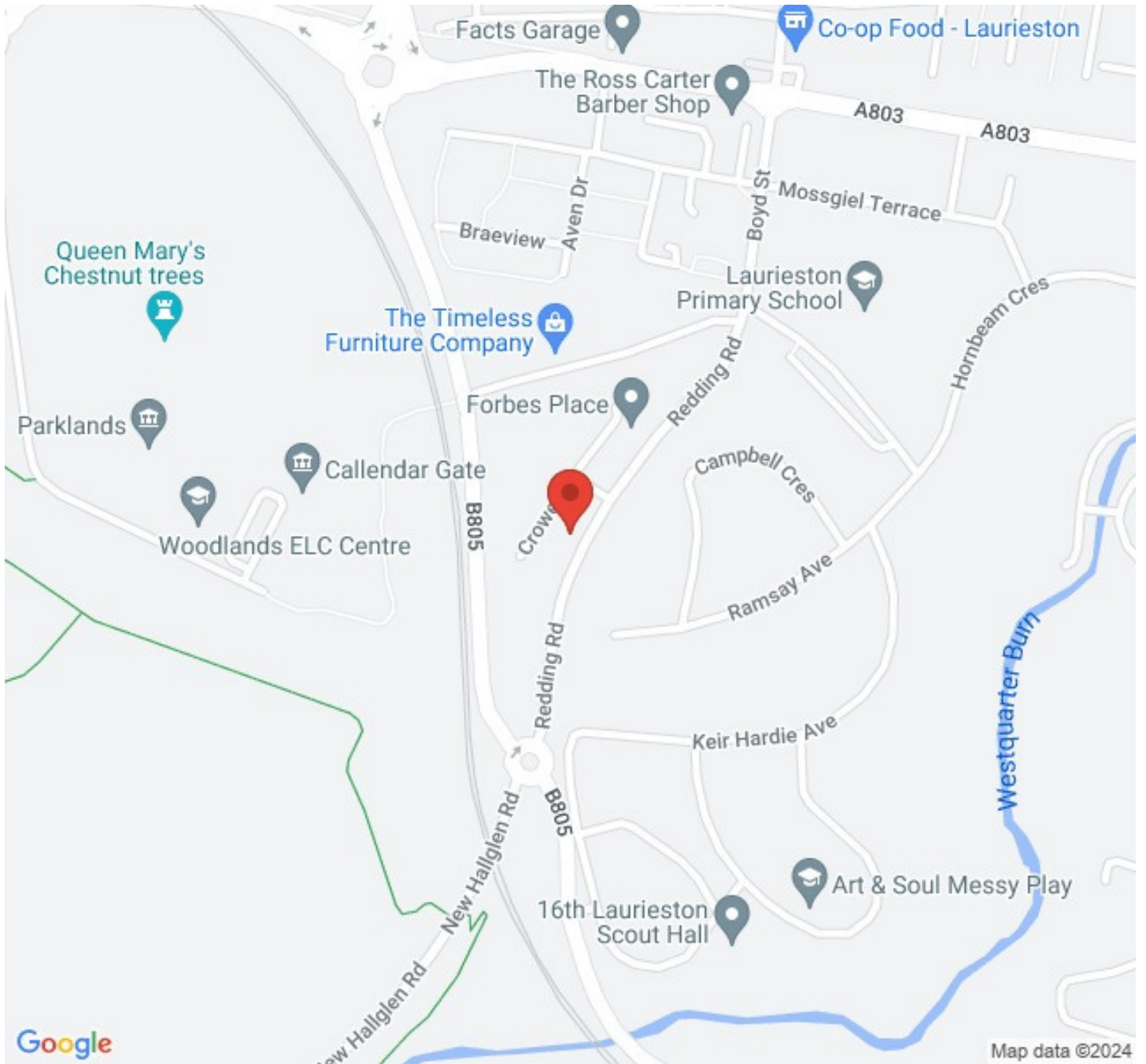
Total Area: 70.8 m² ... 762 ft²

All measurements are approximate and for display purposes only

Location

The subject sits within the Laurieston area to the south of Falkirk which is centrally located between Edinburgh and Glasgow. The property is particularly well-placed for access to many excellent amenities including Polmont railway station, Laurieston Primary and Graeme High School. Falkirk is renowned for its historic past and local attractions include the Roman Rough Castle Fort on the Antonine Wall and the Falkirk Wheel which joins both the Union Canal and the Forth & Clyde Canal. The beautifully designed Callendar House and Park in Falkirk provide a popular area for walks and picnics.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.