



62 Central Avenue, Grangemouth

Offers Over £130,000



62 Central Avenue

Grangemouth, Grangemouth

Bright, stylish home at 62 Central Avenue, FK3 8TL, with modern kitchen, spacious living room, two bedrooms, bathroom, light oak floors, gardens, and excellent location near schools and transport.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Bright and stylish kitchen with white cabinetry, wooden worktops, green feature walls, and a large window
- Convenient utility area, access to the garden, and a cupboard with a freshly serviced boiler
- Spacious living room with French doors to the kitchen, a bay window with built-in seat, feature brick wall, and light décor
- Modern bathroom in neutral beige tones, with a full feature wall, built-in storage, bathtub with shower, and patterned flooring
- Generous master bedroom with built-in cupboard, day-and-night blinds, and matching laminate flooring
- Comfortable second bedroom, front-facing with street views, built-in cupboard, and versatile use as guest room or office
- Front and rear gardens, offering outdoor space for relaxation or entertaining



Kitchen

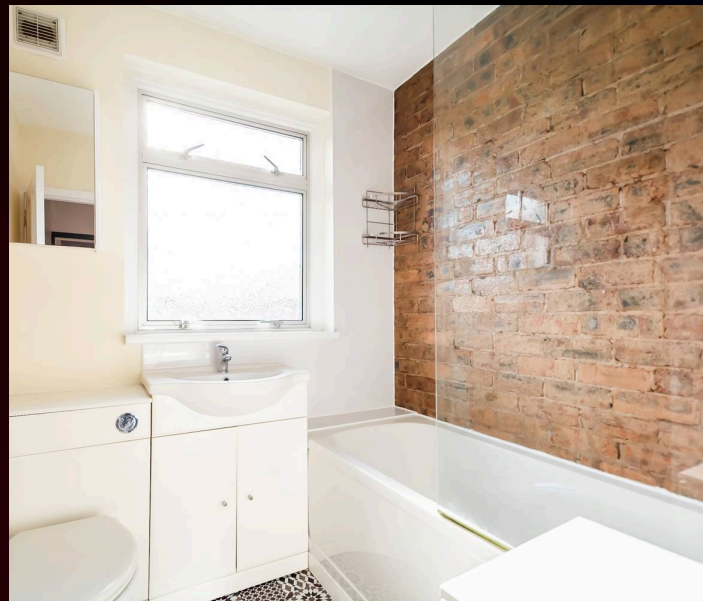
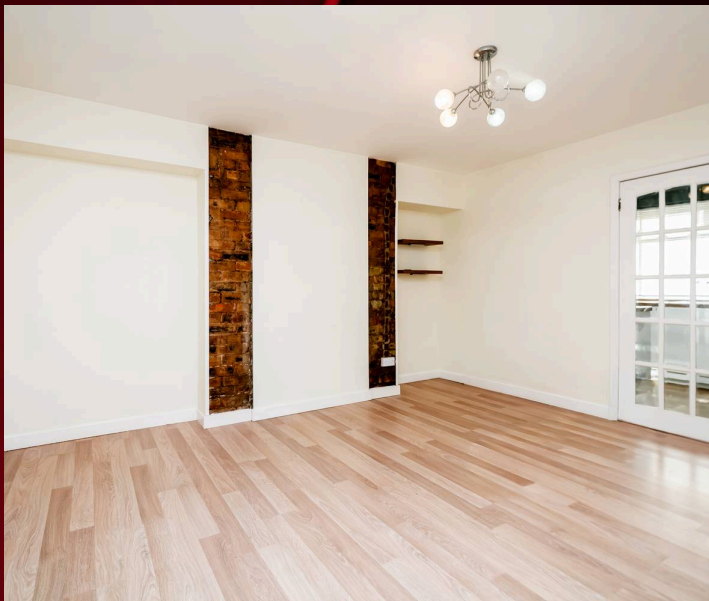
The kitchen is bright and inviting, designed with a stylish combination of white cabinetry and wooden worktops, perfectly complemented by green walls that add a touch of character. A large window floods the space with natural light, creating a warm and airy atmosphere. Practicality is also at the forefront: there is a designated utility area adjacent to the kitchen, a cupboard housing a freshly serviced boiler, and a convenient door leading directly to the garden – ideal for indoor-outdoor living. The flooring is finished in a light oak-effect laminate, enhancing both the sense of space and the contemporary feel of the room.

Living room

The living room is bright and welcoming, designed to make the most of natural light. A large bay window overlooking the street and the front garden not only floods the room with sunshine but also features a built-in window seat, perfect for reading, relaxing, or simply enjoying the view. A set of French doors leads directly into the kitchen, creating a seamless flow between the two main living areas. The décor is finished in light, neutral tones, enhancing the spacious feel, while a feature brick wall adds warmth and character.

Bathroom

The bathroom is stylishly finished in neutral beige tones, creating a calm and contemporary atmosphere. A full feature wall, carefully treated and sealed, adds real character and depth to the space. For practicality, the room offers built-in cabinetry, providing excellent storage solutions and keeping the space neat and functional. The suite includes a bathtub with a glass shower screen and overhead shower, making it both family-friendly and convenient. The floor is laid with beautiful patterned linoleum, which brings a touch of elegance and personality to the room, perfectly complementing the neutral colour palette of the walls.





Master bedroom

The master bedroom is bright and spacious, decorated in light, neutral tones that enhance the sense of openness and calm. A day-and-night blind on the window allows for perfect control of light and privacy throughout the day. The flooring continues in the same light oak-effect laminate as the rest of the home, creating a seamless flow and modern consistency. In addition, a built-in cupboard provides practical storage space, keeping the room both functional and uncluttered.

Bedroom

The second bedroom is bright and airy, finished in light, neutral colours that create a calm and welcoming atmosphere. The large front-facing window overlooking the street allows natural light to fill the room, while day-and-night blinds provide flexibility for privacy and shade. The flooring is laid with the same light oak-effect laminate as in the rest of the home, ensuring a modern and consistent look. A built-in cupboard offers convenient storage, making the room both practical and versatile — ideal as a bedroom, guest room, or home office.

Hall/staircase

The staircase has been freshly painted in crisp white, giving it a clean and modern look. A runner carpet along the centre of the stairs adds both style and comfort, while also providing a practical, non-slip surface. This thoughtful finish ties in beautifully with the home's bright and welcoming aesthetic.





GARDEN

The rear garden is generously sized and offers a private and peaceful outdoor space. A tall fence on the right-hand side ensures privacy, while the garden itself features a small lawn and a paved area, perfect for placing a table and enjoying outdoor dining or relaxing in the sun.

ON STREET

1 Parking Space

The property benefits from unlimited off-street parking at the front, with no restrictions, permits, or payments required, providing a convenient and stress-free solution for residents and visitors alike.

62 Central Avenue, Grangemouth, FK3 8TL



Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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