



22 Sinclair Place, Falkirk

Offers Over £105,000



22 Sinclair Place

Falkirk, Falkirk

Joanne Cairns and RE/MAX Estates Linlithgow are delighted to present this first-floor flat, featuring two double bedrooms, a spacious lounge, and a modern kitchen.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Vestibule

2' 10" x 4' 6" (0.87m x 1.37m)

The vestibule serves as a welcoming entrance to the property, featuring a modern composite door with an attractive window panel that allows natural light to flow in. The space is finished with stylish tiled laminate flooring and contemporary spotlights, creating a bright and inviting atmosphere. From here, there is convenient access to the stairs leading to the upper landing.

Hallway

The hallway provides access to the lounge, bedrooms one and two, as well as the bathroom. Finished with modern décor, spotlights, and a radiator, the space feels warm and inviting. A convenient storage cupboard offers additional practicality, keeping the area neat and well-organized.

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

The lounge is a spacious and inviting room, featuring fresh and modern décor throughout. A front-facing window allows plenty of natural light to fill the space, complementing the soft carpet flooring and central ceiling light. The room includes a radiator for added comfort and offers ample space for freestanding furniture. There is also direct access to the kitchen, enhancing the flow of the home's layout.

Kitchen

9' 3" x 8' 1" (2.83m x 2.46m)

The kitchen is a well-presented and functional space, featuring a rear-facing window that provides natural light. It is finished with wooden flooring and modern spotlights, creating a bright and contemporary feel. The kitchen is equipped with an electric oven, a four-ring hob, an extractor fan, and a stainless steel sink with a mixer tap. There is also a good amount of cupboard space, offering ample storage for everyday essentials.





Bedroom One

11' 6" x 9' 0" (3.51m x 2.74m)

This good-sized double bedroom is bright and welcoming, featuring a front-facing window, carpeted flooring, a central ceiling light, and a radiator. It benefits from built-in double wardrobes and a storage cupboard, providing excellent storage solutions. A stylish panel feature on the main wall adds character, while the layout allows plenty of space for freestanding furniture, making it both practical and comfortable.

Bedroom Two

9' 11" x 9' 0" (3.03m x 2.74m)

This double bedroom is bright and comfortable, featuring a rear-facing window that fills the room with natural light. It is finished with carpeted flooring, a radiator, and a stylish feature central light. A built-in double wardrobe provides practical storage, while the modern and fresh décor creates a welcoming and contemporary atmosphere.

Bathroom

6' 7" x 6' 3" (2.00m x 1.91m)

The bathroom is a bright and modern space, featuring a rear-facing opaque window with a large shelf that allows natural light while maintaining privacy. The room is finished with laminate flooring, spotlights, and a chrome towel rail for a sleek touch. It includes a bath with an electric shower and mixer tap, a sink and WC set within a stylish vanity unit, and an extractor fan for ventilation. A large storage cupboard provides excellent practicality, while the wet wall splashback and fresh décor complete the contemporary look.





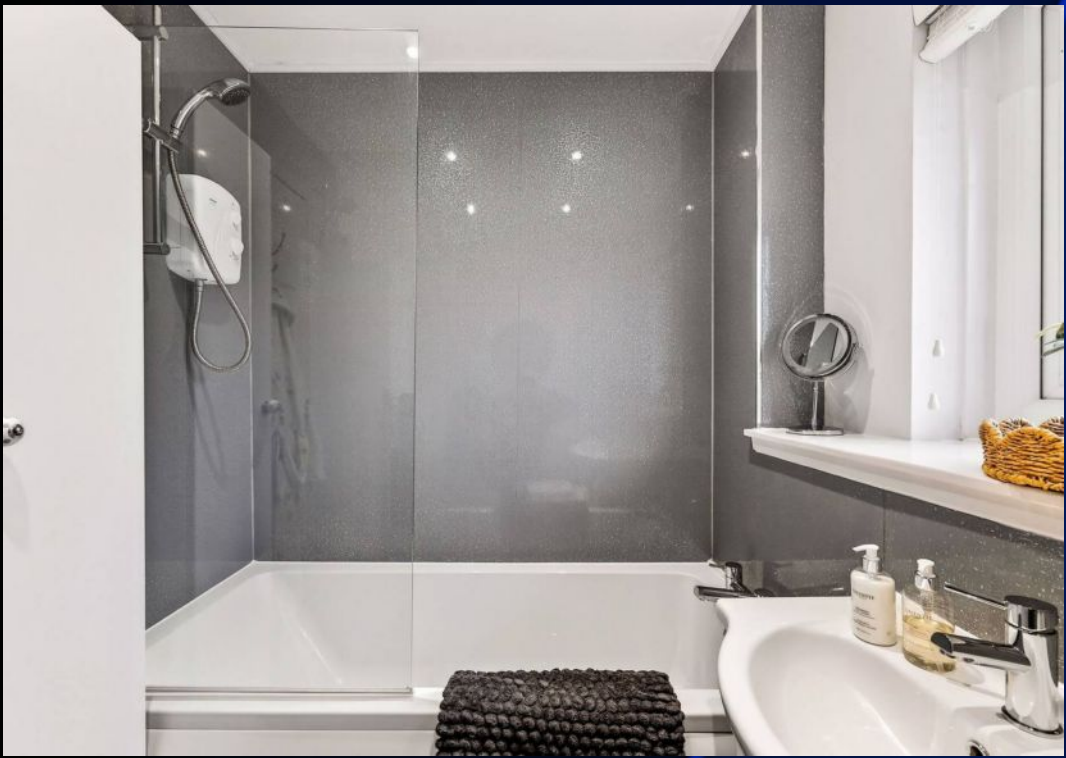
FRONT GARDEN

The front of the property includes a small storage space conveniently located beside the front door. Additionally, one dedicated parking space is assigned to the property, offering practical and secure parking.

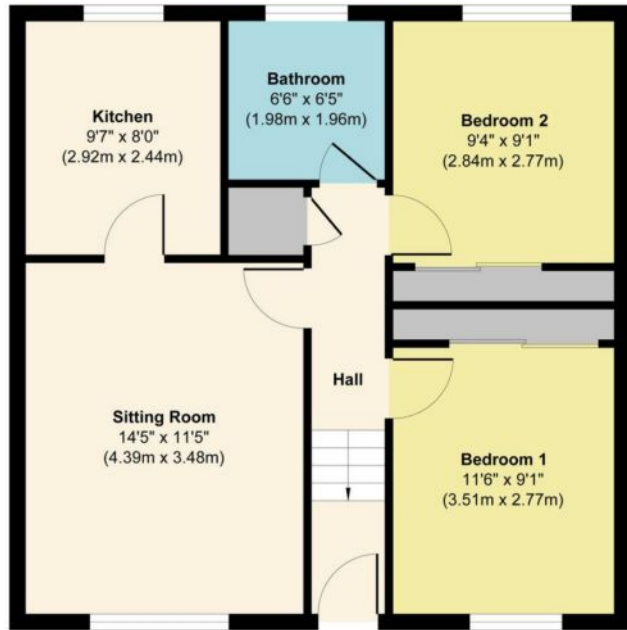
ALLOCATED PARKING

1 Parking Space

One dedicated parking space is assigned to the property, offering practical and secure parking.



22 Sinclair Place, Falkirk, FK2 7QR



Floor Plan

Approx. Gross Internal Floor Area 587 sq. ft / 54.61 sq. m

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	73	73
(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	90	90
(69-80) C		
(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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