



MURRAY PROPERTY

11 George Street, Falkirk, FK2 7EY

Offers Over £325,000

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Ideally located in the heart of Falkirk, this home is within walking distance to Grahamston train station, Central Retail Park, and a wealth of amenities.

Ground Floor:

Bright and welcoming front-facing lounge, featuring a wood-burning stove, adding warmth and character.

Showstopping open-plan extension, designed for modern family life and entertaining.

Outstanding, high-spec kitchen with premium finishes, ample storage, and integrated appliances.

Expansive bi-fold doors, seamlessly connecting the indoors to the private landscaped garden.

Contemporary ground-floor bathroom.

Versatile ground-floor bedroom, ideal for guests, a home office, or an additional living space.

Upper Level:

Three generously proportioned double bedrooms, each offering comfort and style.

Luxurious contemporary shower room, finished to an exceptional standard.

External Features:

Beautifully landscaped garden, featuring a patio area, lawn, and a fully insulated summer house, perfect as a home office, gym, or creative space.

Garden shed for additional storage.

Key Features:

Constructed circa 1900 - A perfect blend of traditional character and modern design

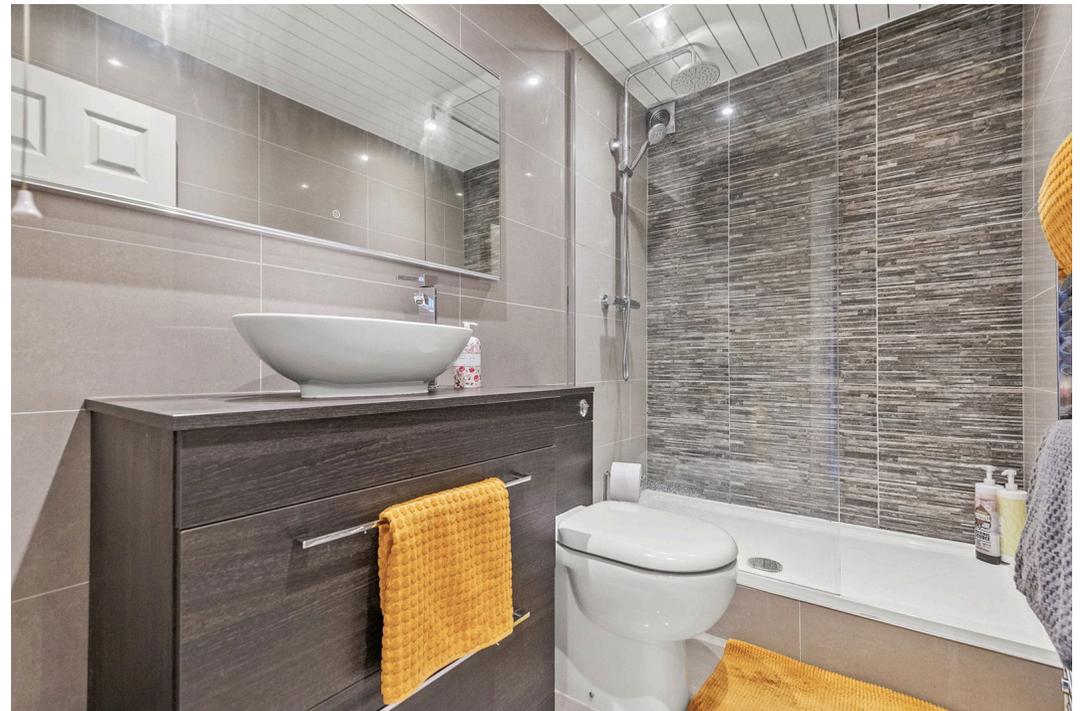
Breathtaking open-plan extension, flooded with natural light

Outstanding kitchen with high-end finishes and ample workspace

Bi-fold doors, creating seamless indoor-outdoor living

Log-burning stove for added warmth and charm

Prime town centre location, with shopping, cinema, supermarkets & leisure facilities within walking distance



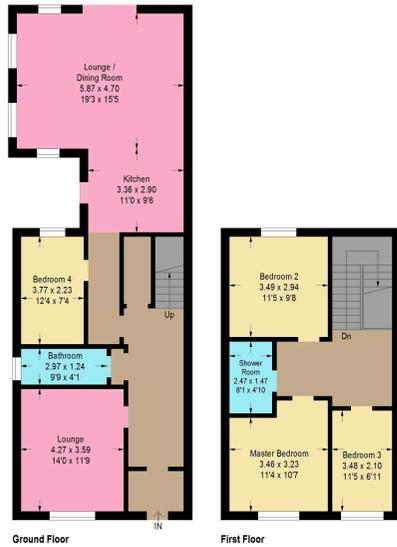


Illustration For Identification Purposes Only. Not To Scale (ID1164255 / Ref:89922)

- Exceptional 4-Bed Blonde Sandstone Semi-Detached
- High-Spec Kitchen
- Prime Falkirk Location
- Breathtaking Open-Plan Extension
- Bi-Fold Doors
- Spacious garden with patio & fully insulated summer house



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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