






MURRAY PROPERTY

5 Merchiston Gardens,
Offers Over £95,000

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MURRAY PROPERTY proudly presents this fantastic two-bedroom ground-floor flat, perfectly situated in the desirable Merchiston Gardens area of Falkirk.

This prime location offers excellent access to a wide range of local amenities, highly regarded schools, and Falkirk town centre. With nearby train stations and motorway links, commuting to Edinburgh, Glasgow, and beyond is effortless.

Early viewing is highly recommended to appreciate the space, comfort, and convenience this property has to offer.

Living Space:

The home welcomes you with a bright and spacious front-facing lounge, providing a comfortable and airy setting for relaxation and entertaining.

Bedrooms:

Two generously proportioned double bedrooms offer excellent space and flexibility, ideal for families, couples, or those in need of additional space.

Kitchen & Bathroom:
A practical, well-appointed kitchen provides ample storage and workspace. The bathroom is fitted with a modern suite, ensuring functionality and style.

Storage:
The property benefits from ample built-in storage throughout, adding to the overall practicality of the home.

External Features:

A large rear garden featuring a patio and a spacious lawn, perfect for outdoor enjoyment, social gatherings, or gardening enthusiasts.

A double driveway at the front of the property provides convenient off-street parking.



Approximate Gross Internal Area
62.5 sq m / 673 sq ft

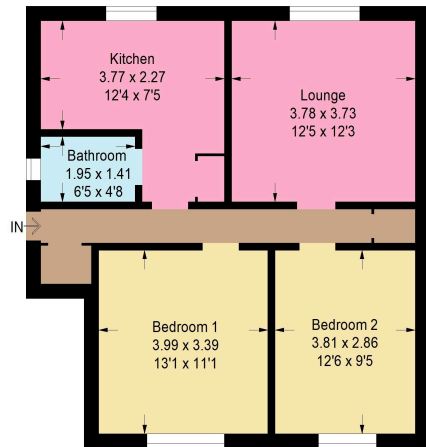
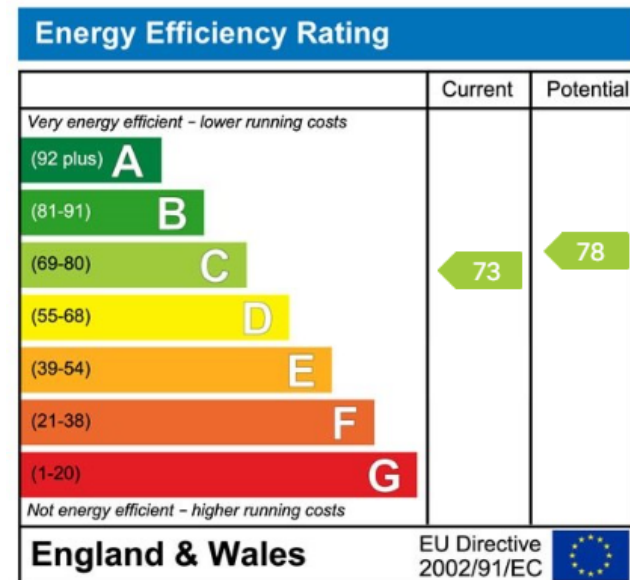


Illustration For Identification Purposes Only.
Not To Scale (ID:1169070 / Ref:90017)

- Very Spacious Ground Floor Flat
- Double Driveway
- Walk In Condition
- Gas Central Heating
- Double Glazing
- Large Rear Garden



www.murrayproperty.org

Expert marketing, tailored service, and unbeatable exposure to maximise your home's value.

