



MURRAY PROPERTY

# Bell Court, Falkirk, FK2 9GE

Offers Over £280,000

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MURRAY PROPERTY proudly presents this exceptional three-bedroom detached home, perfectly positioned in the sought-after Bell Court, Falkirk. Immaculately presented and meticulously maintained, this stunning home boasts contemporary design, high-quality finishes, and a practical layout suited for modern family living.

Ideally located within walking distance to Grahamston train station, Falkirk Retail Park, and excellent local schooling, this property offers both convenience and style in a highly desirable setting.

Ground Floor: Bright and spacious lounge, seamlessly flowing into the dining area, perfect for family living and entertaining. Practical and stylish sunroom, offering an additional versatile living space filled with natural light. Well-appointed kitchen with modern fittings, ample storage, and high-quality appliances. Separate utility room for added convenience. Contemporary ground-floor WC. Integral garage, providing secure parking and additional storage.

Upper Level: Three generously proportioned double bedrooms, all finished to an immaculate standard. Primary bedroom benefits from a sleek en-suite shower room. Modern family bathroom with high-spec fixtures and fittings. Excellent built-in storage throughout.

External Features: Generous driveway, providing ample off-street parking. Beautifully maintained garden, featuring a lawn, patio, and decking area, perfect for outdoor relaxation and entertaining.





Illustration For Identification Purposes Only. Not To Scale (ID1174053 / Ref:90099)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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