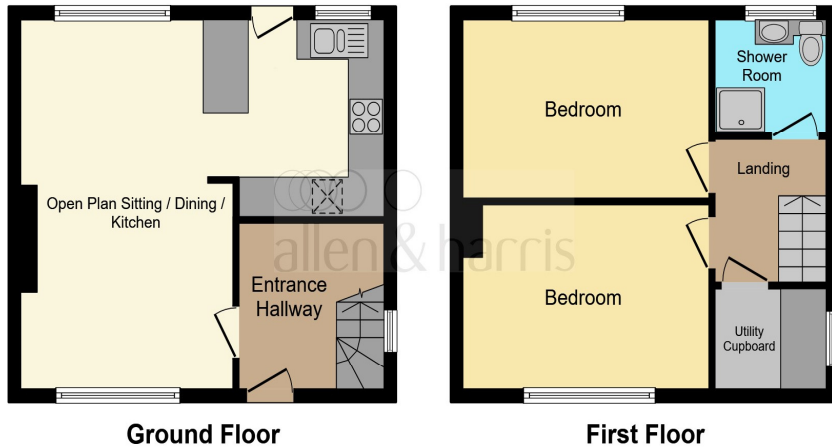


Webster Avenue, Carronshore, Falkirk, FK2 8AX

welcome to

Webster Avenue, Carronshore, Falkirk

Introducing this immaculately presented 2 Bedroom semi-detached house, which is ideally situated in a highly sought after residential locale. This property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This charming property perfectly blends versatile accommodation & modern living, offering an exceptional living experience, meaning the home is sure to appeal to a wide demographic of potential purchasers.

Upon entering, you are greeted by a Hallway with stairs leading to the upper floor accommodation. Immediately catching your attention is the expansive & partially open plan Kitchen/Dining/Living Room, which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Living/Dining Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst dual aspect windows allows a wealth of natural light to flourish into the room. The stylish Kitchen is another stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, breakfast bar & integrated appliances to include in-built oven/hob, dishwasher & fridge/freezer; the Kitchen provides space, convenience & ample storage. Next, we gravitate to the upper floor accommodation, where you will find the 2 Bedrooms, which are both doubles in size, as well as a handy & practical Utility Cupboard. Completing the accommodation on offer is the stylish Shower Room which comprises of a shower cubicle, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property. Externally, there is a sizeable driveway providing off road parking convenience for a number of vehicles, plus a rear garden offering an enjoyable outside space, with various seating areas.

Carronshore has a good range of local amenities including Carronshore Primary School & Larbert High School. Falkirk Town Centre & Retail then offer a wider range of amenities/shops as well as restaurants & leisure facilities. Carronshore is also situated close to major motorway & rail links for Glasgow, Edinburgh, Stirling & the North making it perfect for commuting.

Ground Floor

Entrance Hallway

Living/Dining/Kitchen

20' 1" max x 18' 6" max (6.12m max x 5.64m max)

Upper Floor

Bedroom

13' 8" x 9' 1" (4.17m x 2.77m)

Bedroom

13' 6" x 9' 2" (4.11m x 2.79m)

Utility Cupboard

Shower Room



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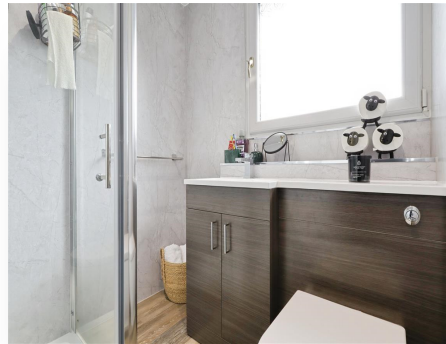
- Stunning semi-detached house
- 2 Bedrooms
- Expansive open plan Kitchen/Living/Dining Room
- Stylish Kitchen
- Modern Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£135,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110583



Property Ref:

STI110583 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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