



SEMI DETACHED BUNGALOW

TWO BEDROOMS

SPACIOUS LOUNGE

FULLY FITTED KITCHEN

STYLISH SHOWER ROOM

REAR GARDEN



11 Carse View
Falkirk, FK2 8NY

FIXED PRICE
£157,500

Entrance

Access to the property via brown UPVC door with decorative glazing panel, leading directly in to the conservatory.

Conservatory 12' 10" x 5' 1" (3.91m x 1.55m)

The conservatory serves as a multifunctional area leading on to the entrance hallway, providing easy access to all other accommodation.

Hallway

The hallway provides laminate flooring and a handy storage cupboard.

Lounge 15' 0" x 9' 5" (4.57m x 2.87m)

The spacious lounge features laminate flooring, a sizable window offering views over the front of the property, ample space for a dining table and convenient access to the kitchen.

Kitchen 8' 6" x 7' 6" (2.59m x 2.28m)

The kitchen boasts a variety of wall and base units complemented by worktops, splashback tiles and laminate flooring. It comes equipped with an integrated electric oven and hob, an under-counter dishwasher, and a freestanding fridge freezer, along with a built-in storage cupboard and a window providing a view of the front garden.

Principal Bedroom 10' 9" x 9' 11" (3.27m x 3.02m)

The principal bedroom features carpeted flooring, convenient double fitted wardrobes with sliding doors and a window that offers a view of the rear garden.

Bedroom Two 10' 8" x 7' 5" (3.25m x 2.26m)

Bedroom two features laminate flooring, space for freestanding furniture and a window that provides a view of the rear garden.

Shower Room 6' 0" x 5' 5" (1.83m x 1.65m)

The fully tiled shower room offers a modern and functional space, complete with a spacious walk-in shower enclosure with large overhead waterfall shower (powered from a shower pump), sink with vanity unit, and w.c. There is also in-built Bluetooth ceiling speakers, underfloor heating, a heated mirrored cabinet and an opaque front window.

Gardens & Driveway

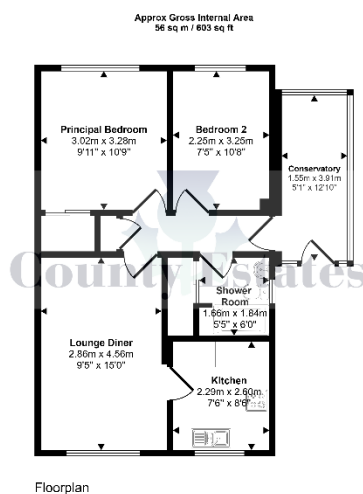
The property boasts a low maintenance front garden with stone chips and a private monoblocked driveway for convenient off-street parking. The fully enclosed rear garden provides a paved patio, stone chips and a small pond. Additionally, there is a wooden shed.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The electric oven and hob, under-counter dishwasher and freestanding fridge freezer (no guarantees or warranties on appliances). The wooden shed in the garden (sold as seen).

Heating & Glazing

This property provides electric heating and is double glazed throughout.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error; omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.