



GROUND FLOOR FLAT

PRESENTED IN WALK-IN CONDITION

SPACIOUS LOUNGE

FULLY FITTED MODERN KITCHEN

TWO GOOD SIZED BEDROOMS

BATHROOM

PRIVATE REAR GARDEN

LOCK-UP GARAGE



32 Ledi Avenue
Tullibody, FK10 2RZ

Offers Over £98,000

Entrance

Access to the property is via a white UPVC door with decorative glazing.

Entrance Vestibule

The entrance vestibule provides tiled flooring, a large window to the side and gives access into the lounge.

Lounge

11' 4" x 19' 2" (3.45m x 5.84m)

The bright and spacious lounge provides laminate flooring and a large picture window overlooking the front garden. The lounge gives access to the kitchen and inner hallway.

Kitchen

9' 9" x 6' 9" (2.97m x 2.06m)

The modern kitchen has been fully fitted with a range of grey wall and base units with complementary worktops, feature tiles and vinyl flooring. It is equipped with a gas cooker, under-counter washing machine and freestanding fridge freezer. A glazed external door gives access to the rear garden.

Inner Hallway

The inner hallway provides carpeted flooring, a walk-in storage cupboard which houses the electrics and provides access on the bedrooms and bathroom.

Principal Bedroom

9' 4" x 11' 11" (2.84m x 3.63m)

The spacious principal bedroom offers carpeted flooring, fitted double wardrobes with sliding mirrored doors and space additional freestanding furniture. Additionally, it boasts a window that overlooks the front.

Bedroom Two

9' 1" x 9' 11" (2.77m x 3.02m)

Bedroom two is a good-sized room featuring carpeted flooring, fitted double wardrobes which house the boiler and a window overlooking the rear garden.

Bathroom

5' 8" x 7' 1" (1.73m x 2.16m)

The bathroom offers a modern and functional space, complete with a bath with overhead shower, sink and a toilet. There is a storage cupboard which houses the water tank and an opaque rear facing window.

Gardens

The property features a low maintenance front garden with stone chips and a paved path leading to the front entrance door. To the rear is a private and fully enclosed rear garden, also accessible via a side gate. There is a wooden shed for storage.

Lock Up Garage

The property further benefits from a lock up garage to the rear.

Included Extras

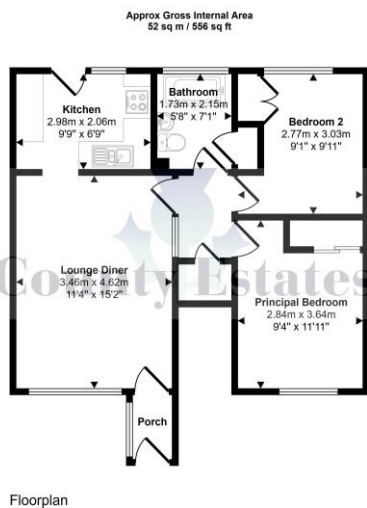
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The gas cooker, washing machine and fridge freezer (No guarantees or warranties on appliances). The wooden shed in the rear garden.

Negotiable Extras

The negotiable extras include the couch and two beds.

Heating & Glazing

The property benefits from a gas central heating system and is fully 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 360.



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.