

Peterkin & Kidd

Solicitors and Estate Agents

3

ARNOTHILL GARDENS
FALKIRK, FK1 5BQ



OFFERS OVER £89,000

3

ARNOTHILL GARDENS FALKIRK, FK1 5BQ

This first floor flat offers flexible accommodation and is situated in the sought after town centre within walking distance to shops and schooling.

The hall gives access to the open plan living room / fitted kitchen situated to the rear of the property. The living area has space for freestanding furniture and has a shelved recess and a window to the rear. The kitchen is fitted with wall and base units with 1.5 stainless steel sink and drainer, complementary worksurfaces and tiling to splashback. The gas hob, oven, fridge/freezer and washing machine are included in the sale but are not warranted.

Bedroom 1 is to the front of the property with space for freestanding furniture and a window offering an open outlook.

Bedroom 2 is also front-facing with space for freestanding furniture. Cupboard.

The bathroom completes the accommodation and is fitted with a white 3-piece suite comprising WC, wash hand basin and bath with overbath shower and glazed screen. Window to rear. The fittings are included in the sale.

ACCOMMODATION

Communal stair
Hall
Living room / fitted kitchen
2 bedrooms
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted floor coverings, curtains and white goods as specified are included in the sale.

PARKING

Residents parking is available at the rear of the property.

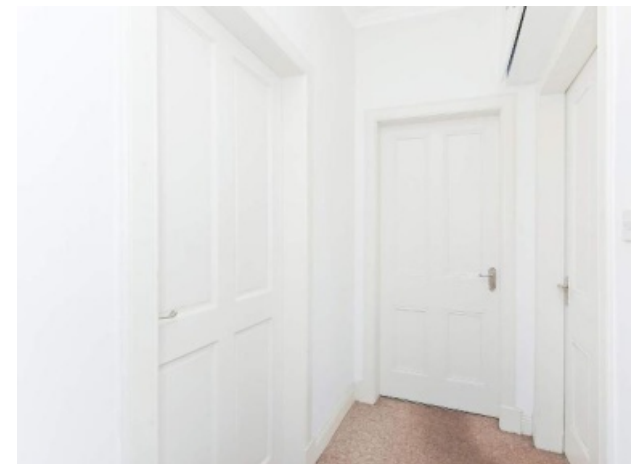
SITUATION

Falkirk offers a good choice of shopping with many High Street brands and has two stations with mainline services to Glasgow, Edinburgh and the Central Belt together with an excellent motorway network.

There is a choice of local primary and secondary schooling in the area.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.





OTHER

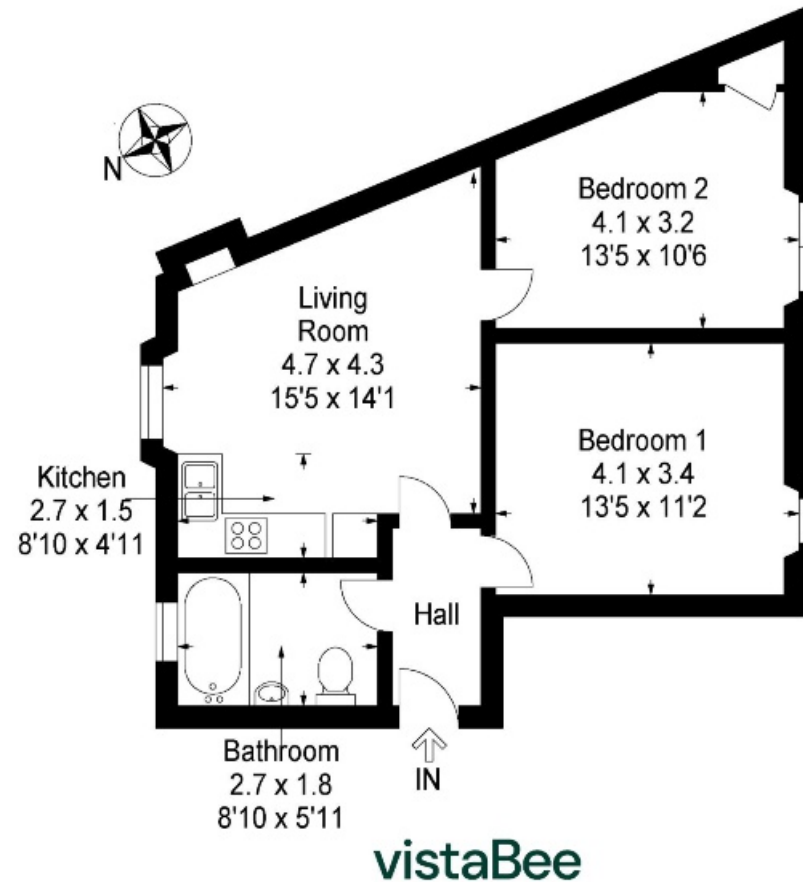
COUNCIL TAX BAND: B

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID110827)

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We can open doors for you

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