

Peterkin & Kidd

Solicitors and Estate Agents

8D

HIGH STREET
FALKIRK, FK1 1EY



OFFERS OVER £128,000

8D

HIGH STREET FALKIRK, FK1 1EY

Offering spacious accommodation, this well-presented 2nd floor 'loft style' flat would suit a range of buyers.

The communal entrance gives access to the decorative stairwell with coloured glass features and art deco style staircase.

The property has a long hallway with a cloaks cupboard, space for freestanding furniture, a glazed panel to the living room and suspended panels with downlighters.

There is a large double bedroom to the front with twin sash and case windows and space for freestanding furniture. The clothes dryer is included in the sale.

The second bedroom is situated to the rear and offers flexible use with a built-in mirrored door wardrobe. Window and window seat to the rear.

There is a modern shower room with vanity mirror, twin circular wash bowls with storage below, a WC and a double tray shower with drench head shower and separate hand held shower. The fittings are included in the sale. Window to rear.

The open plan living room / kitchen has windows to the front bringing in lots of natural light, one with a window seat.

The living area has ample space for freestanding furniture. The modern kitchen is fitted with a range of sleek grey gloss wall and base units with breakfast bar, complementary worksurfaces and sink and drainer. The gas hob, oven, fridge/freezer and washing machine are included in the sale but are not warranted.

A door from the living room leads to the fully enclosed staircase to the spacious floored attic with cupboard and Velux window.



ACCOMMODATION

Communal entrance with door entry system
Hall
Open plan living room / kitchen
2 double bedrooms
Shower room

Gas central heating, double glazing

EXTRAS

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





PARKING

Subject to availability, a permit is available to purchase for £75 pa for those requiring on-street parking nearby. Metered parking is also available.

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

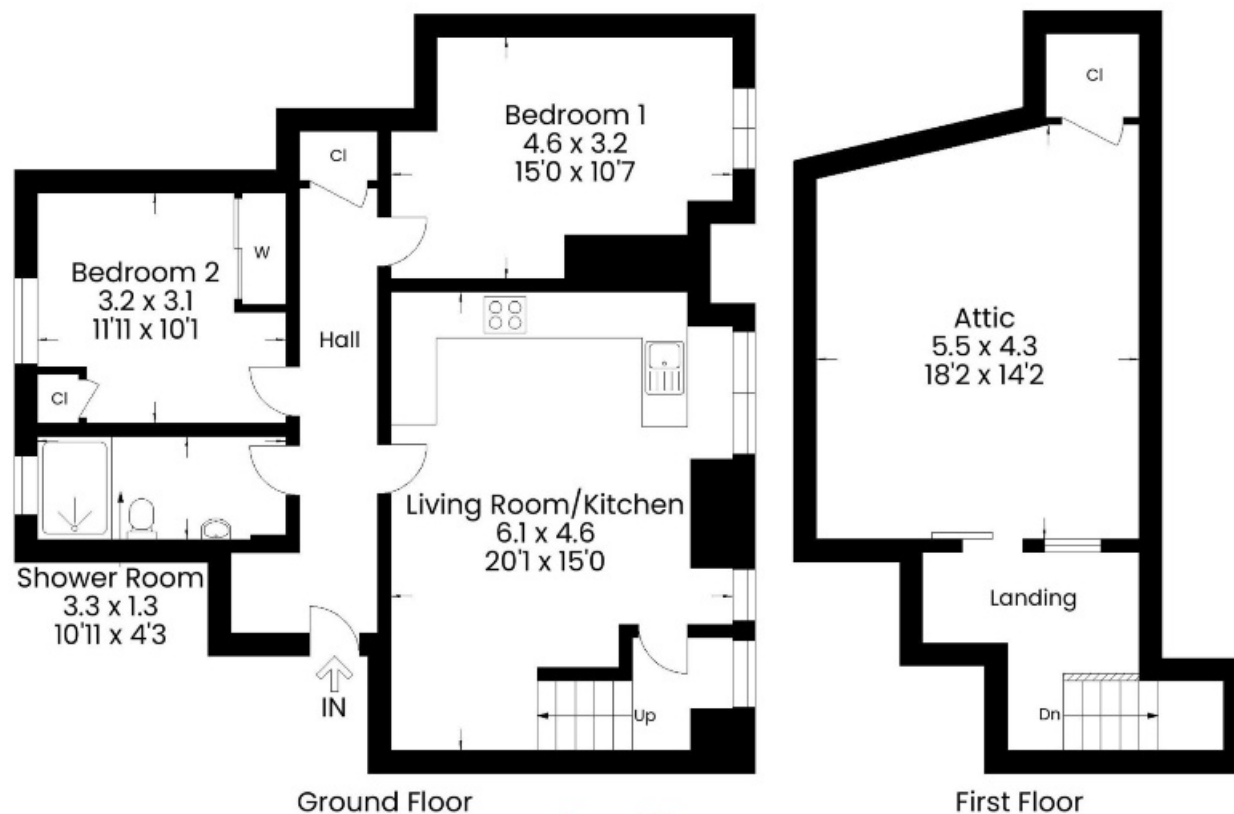
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



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.

EPC:D



vistaBee

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. (ID 110927)

VistaBee 2025

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We can open doors for you

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