



Begg Avenue
FK1 5DL

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexande Taylor is delighted to bring to the open market this super two double bedroom semi detached villa. EPR: D

The subjects are set close and are within walking distance to Bantaskine Primary School, Falkirk High School and Windsor Park school, terrific location for kids as Summerford Park is also close by. Shopping can be found locally by way on convenience store, however within a few minutes' walk, you will be in the heart of Falkirk Town Centre. Callander Park is also close by and for buyers with dogs, it is a wonderful place to let them run free.

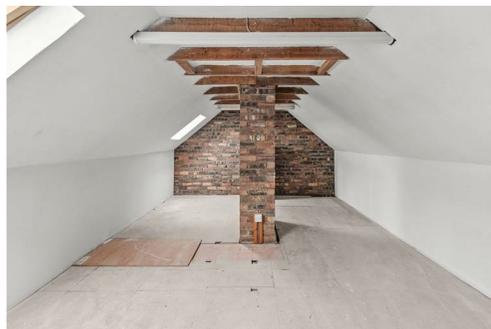
Internally the property is presented in immaculate condition throughout. Both bedrooms have just had brand new carpets fitted.



The lounge is a generous size and is open plan to the dining area. The feature fire and surround will form part of the sale. The dining area can easily accommodate a family sized dining suite. Access to the kitchen is off the dining area.

Opening this area, to include the dining area, would make this area into a great kitchen/dining/family room. There is a huge cupboard within the kitchen, our client used this as a pantry and to store her freezer. There is another cupboard within the kitchen, which gives access to the area beneath the stairs.

The upper accommodation comprises of large Master bedroom, which will come complete with a full wall of fitted wardrobes. Bedroom two is also a large double bedroom. The family bathroom has been transformed into a shower room, with a wide shower enclosure, which is fitted with "Thermostatic Shower," the pressure is far superior to an electric shower. You will also find white high gloss vanity units, perfect for all your shampoos etc...





To conclude this property on a more practical level, the roof was replaced in 2022, at this time there were two new Velux windows installed. The walls within the roof space have been insulated and sheeted, although there is no planning permission in place and as such this would need to be sought by the new owner, should they wish to move forward on a full conversion of the loft. The heating is supplied by a gas fired system, the boiler had previously been replaced prior to our client purchasing the property, however a full service will be carried out, pre-sale. All windows are of a superior quality UPVC Double Glazed units. The porch was also fitted pre purchase.

Externally there is a mature front garden. The rear gardens are on two levels, with stairs to access the upper level. There is a lawn area, a further area where our clients have grown their own veg, of which I have been assured that the soil is perfect for this and finally a decked area. The garden shed will form part of the sale.

Item included within the sale are:

- All Flooring (brand new carpets to both bedrooms)
- All window Blinds
- Free standing tall Fridge (sold as seen)
- Double Electric Oven
- Integrated Extractor
- Garden shed

- Fantastic location close to all schools primary and high school
- Within walking distance of Town centre
- Close to Falkirk Day Hospital
- Roof replaced in 2022
- Windows are of a good quality UPVC unit and were replaced pre our clients purchase
- Boiler has been replaced pre our clients purchase (a service will be carried out prior to sale)
- Spacious and immaculate accommodation
- Loft has been formed and two new Velux windows installed, which were installed 2022
- The loft does not have planning consent; however, this can be sought through Falkirk Council subject to a formed staircase and fire regulations meeting their criteria.

Lounge (over all length from lounge to include din
10'9" x 14'6"

Dining Area
7'5" x 10'0"

Kitchen
9'10" x 9'9"

Store
2'7" x 2'8"

Master Bedroom
9'7" x 12'7"

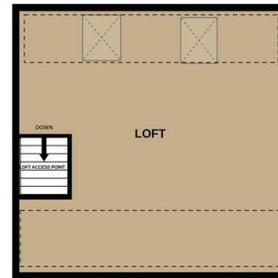
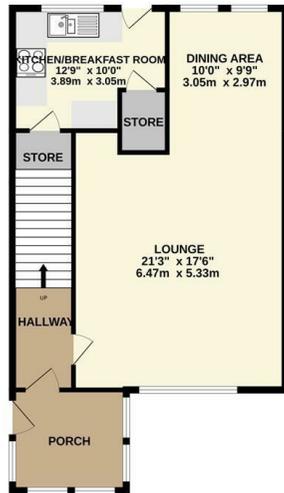
Bedroom Two
11'0" x 10'9"

Bathroom
6'5" x 6'6"

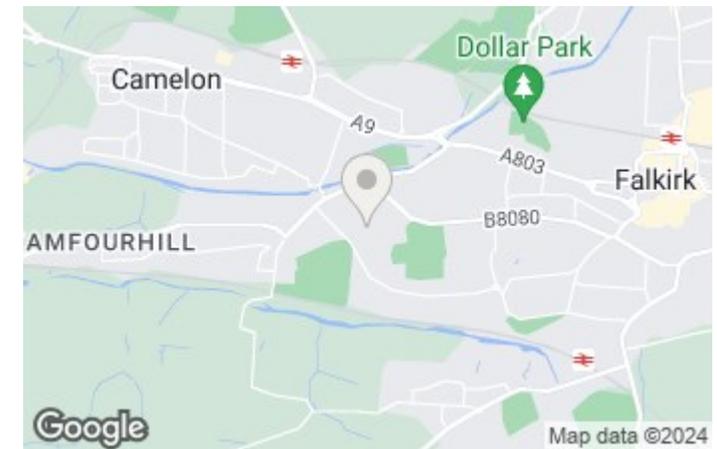
Loft

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment with the Agent.



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