



Brosdale Court  
Falkirk FK1 2PT

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



Includes new gas central heating, a modern kitchen, and all internal doors replaced. Close to Hallglen Primary School and a short drive from Falkirk High train station with quick access to Edinburgh and Glasgow. Newly formed and fully landscaped garden. Spacious Accommodation: Large dining kitchen, spacious lounge with dining area, two double bedrooms with fitted wardrobes, and a family bathroom with a white three-piece suit and electric shower.

Alexander Taylor is delighted to bring to the open market, this spacious two double bedroom mid-terraced villa, which offers an excellent opportunity for first-time buyers or investors looking for a long-term investment.



The property has been comprehensively upgraded to include a new gas central heating system, ensuring warmth and efficiency throughout the home. The modern kitchen is fitted with all necessary appliances, providing a contemporary and functional space for cooking and dining.

The villa is set on an elevated plot, offering stunning views across the open countryside, enhancing the property's appeal. The accommodation is spacious and includes a large dining kitchen complete with all appliances, a generous lounge with a dining area, and two double bedrooms, both featuring fitted wardrobes. The family bathroom is well-appointed with a white three-piece suite and an electric shower over the bath.



All internal doors have been replaced, adding a fresh and updated feel to the interiors. The rear garden has been newly formed and fully landscaped, creating a perfect outdoor space for relaxation and entertaining.



The subjects are located close to Hallglen Primary School, thus making this home, ideal for families with young children. Additionally, Falkirk High train station is just minutes away, offering speedy access to both Edinburgh and Glasgow, making it a convenient location for commuters. Overall, this is a superb home that combines modern upgrades with practical features, set in a desirable location with beautiful views.

#### Contact Information

For more details or to schedule a viewing, please contact us on 01324 811233 or email on [info@alexander-taylor.co.uk](mailto:info@alexander-taylor.co.uk)



Items included within the sale are:

All flooring  
All Window Blinds  
Electric free-standing electric Cooker  
Free standing Freezer  
Fre standing Fridge.  
Free standing Washing Machine  
(Please note all white goods are sold as seen)

#### Lounge/Dining Room

10'10" x 16'7"

#### Kitchen/Dining

10'4" x 13'8"

#### Master Bedroom

10'4" x 16'2"



- Great elevated position with views across open countryside
- Property has had roughcast fully replaced (6 years ago)
- New Gas Central Heating (7 years ago)
- New Kitchen was fitted
- All internal doors have been replaced
- Rear garden was formed and landscaped
- Walking distance to Hallglen Primary School
- Only minutes by car to Falkirk High station
- Council Tax band: B

#### Bedroom Two

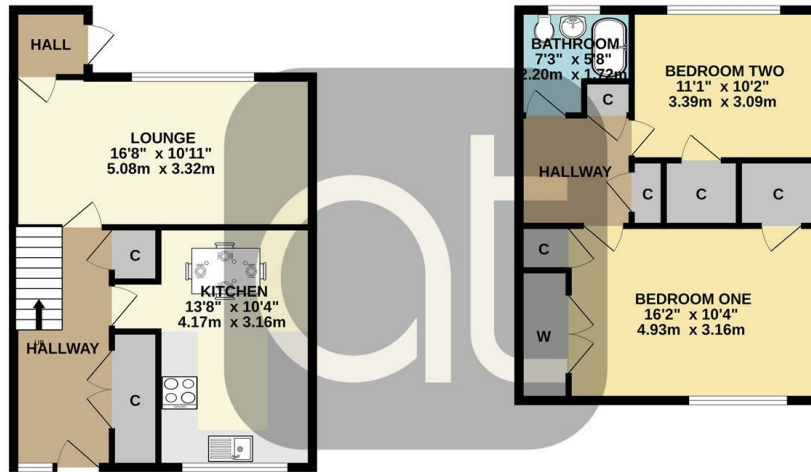
11'1" x 10'1"

#### Bathroom

5'7" x 7'2"

GROUND FLOOR

1ST FLOOR



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Viewing strictly by appointment with the Agent.



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