



Eastburn Drive
Falkirk FK1 1TU

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



Alexander Taylor is delighted to bring to the open market this sixth floor apartment which forms part of "Eastburn Tower." Eastburn Tower, forms part of a community, of comparable properties and is a highly sought after location, for the over fifties. There is a great community, within the development, where you will also find a communal meeting area, hairdressers, and shop. Callendar Park is on your doorstep and hosts events, is great for walks or just chilling. The main town of Falkirk is within a short walk, where you will find, great restaurants, coffee houses and a host of independent retailers. Falkirk high main train line which gives speedy access to Glasgow and Edinburgh is a short drive and offers park and ride facilities. EPR: B Square Foot 719 66.8 Square Meters



Now let us look at what this little gem has to offer.

The property has had enhancements, starting with the installation of gas central heating, which is currently under a Scottish Gas Service care. Most recently the kitchen has been refitted with a modern unit, which will include an electric oven, four burner gas hob and an integrated extractor. The free-standing fridge freezer and the washing machine will all form part of the sale. The bathroom has also been re-placed to form a modern, bright, and fresh shower room. You will find a corner shower enclosure, which is fitted with a thermostatic shower, which gives way to a better pressure to the shower. There is also a high gloss vanity unit, which is ideal for all your toiletries. The shower room is finished with floor to ceiling tiling.



Following on, you have a large lounge with double window formation allowing for a view across Falkirk and beyond. The lounge is large enough to accommodate a dining suite. The master bedroom benefits from fitted wardrobes and bedroom two also has fitted wardrobes.



On a more practical level, storage can be found within the hallway, byway of a large walk in storage cupboard, this is large enough to be a small office if so required. There is a further two cupboards within the hallway, ideal for linen, hoover etc. The windows are double glazed wooden units. The front door has been replaced with a modern door. There is a factor/service charge, within the building which will cover the building insurance, the lifts and cleaning. The cost of this may vary, however 22/23 was £558.27. There is a large resident parking area.

This is a super property, and all be decoration to suit your own design is in move in condition, set within a glorious location.

Items included within the sale re:

- All flooring
- Free standing fridge freezer
- Free standing washing machine
- Single electric oven
- Four burner gas hob
- Integrated extractor
- Mirror to shower room

- Highly sought after location
- Immaculate condition
- Kitchen replaced two years ago
- Shower room installed two years ago.
- Gas central heating installed
- Residents private parking
- Double glazed windows
- New front door fitted
- Cash purchase only
- Council Tax band: A

Lounge/Dining Room

11'5" x 17'5"

Kitchen

8'0" x 10'9"

Shower Room

5'5" x 6'3"

Master Bedroom

8'4" x 14'7"

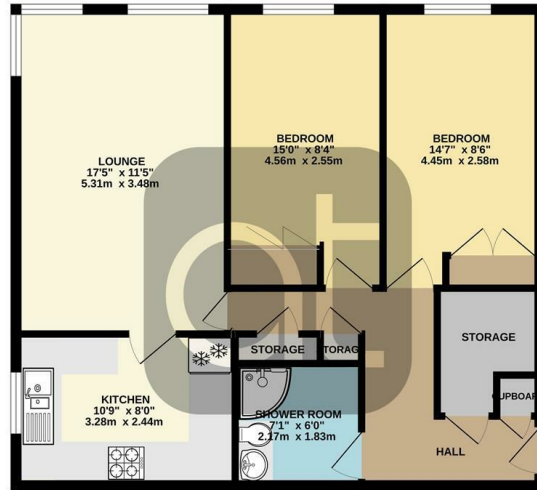
Bedroom Two

8'5" x 14'7"

Store Cupboard

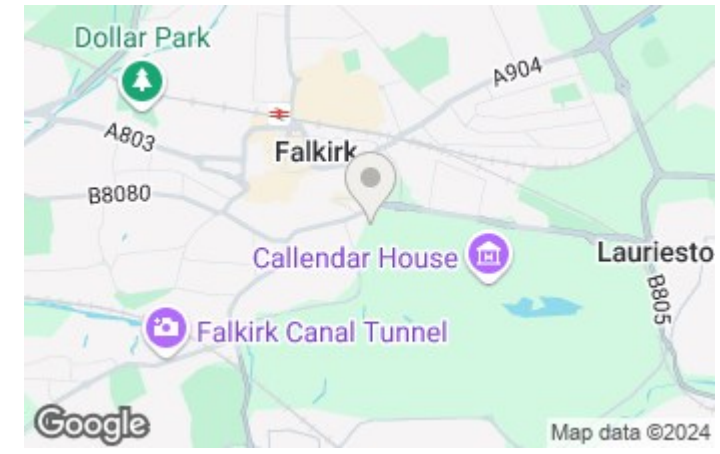
6'0" x 7'1"

GROUND FLOOR



2 BED

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Viewing strictly by appointment with the Agent.



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