



Mary Street
Falkirk FK2 9PW

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



Alexander Taylor are delighted to bring to the open market this Beautifully presented two double bedrooms terraced two level cottage. The cottage dates back to 1990, however this super home is offered to the open marketing having had many improvements carried out over a period of time. On offer you will find a spacious and bright lounge, outstanding dining kitchen, a stunning four-piece bathroom, which will include a "Spa Bath" and guess what, there is the most private "Secret Garden".

Now let us see, what this little gem has to offer:

Nestled on Mary Street in the charming area of Laurieston, Falkirk, this delightful mid-terrace house foot, the property boasts two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for couples or small families.

Built in 1990, this residence has been thoughtfully designed to meet modern living standards while retaining a warm and inviting atmosphere. The highlight of the home is undoubtedly the stunning dining kitchen, which comes fully equipped with all necessary appliances, providing an excellent space for both cooking and entertaining.

The property is ideally situated close to a variety of local amenities, ensuring that daily necessities are just a stone's throw away. For those who enjoy the outdoors, Callander Park is merely a few minutes' walk, offering a lovely escape into nature. Additionally, Falkirk High Station is conveniently nearby, providing park and ride facilities for easy commuting.

One of the most enchanting features of this home is the delightful secret garden, a perfect retreat for relaxation or outdoor gatherings. With Falkirk town centre just a leisurely stroll away, residents can enjoy a vibrant community atmosphere with shops, cafes, and cultural attractions at their fingertips.

This property presents a wonderful opportunity for anyone seeking a comfortable and well-located home in Falkirk. Don't miss the chance to make this charming house your own.





Located in the area of Lauriston, which is a short drive to the vibrant town of Falkirk, this property benefits from excellent amenities and convenient access to nearby attractions. Whether you are looking for shopping, dining, or recreational activities, you will find everything within reach. For the commuter, where you will find ease of access to major motorway connections to Edinburgh, Glasgow and Linlithgow. Edinburgh airport is also a quick and easy drive, should you require to be close by for work or pleasure.

You will fall in love with this quaint, home and be in awe of how large the rooms sizes are.



Items included within the sale are:

All Flooring
All Window Blinds
All Light Fittings
Double Electric Oven
Integrated Microwave
Four burner electric Hob
Feature Extractor
Integrated under counter Fridge
Integrated under counter Freezer
Integrated Wine cooler
Free Standing Washing Machine (sold as seen)
Dining table and six chairs

Lounge
12'9" x 14'7"

Dining Kitchen
11'9" x 14'6"

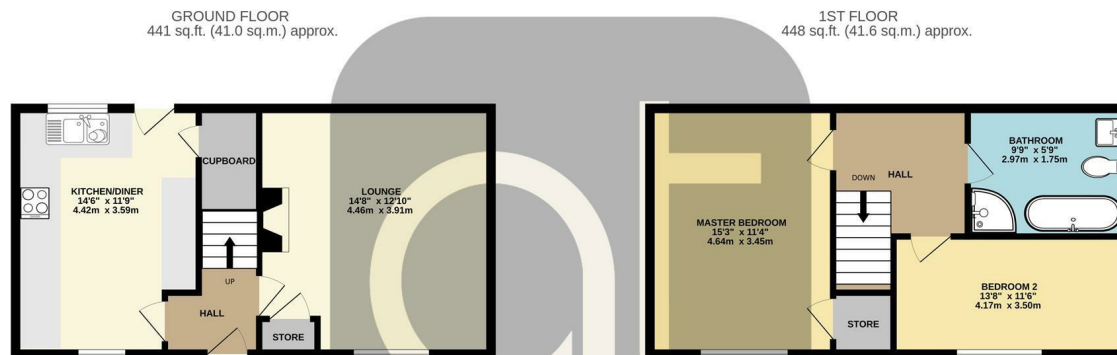
Master Bedroom
11'3" x 21'9"



- Beautifully presented two double bedroomed , Mid Terraced Cottage , build circa 1990
- Spacious lounge , with feature, "Oak flooring"
- Outstanding dining Kitchen which will come complete with all appliances
- Four piece bathroom , with feature "Spa Bath" and corner shower enclosure
- Original features throughout to include buff finish sandstone wall
- UPVC double Glazing
- Boiler has recently been serviced
- On street parking
- The most delightful secret garden,
- Excellent storage through out

Bedroom Two
11'5" x 13'8"

Bathroom
5'8" x 9'8"



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Viewing strictly by appointment with the Agent.



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