



Maggie Woods Loan
Falkirk FK1 5HR

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



Alexander Taylor is delighted, to bring to the open market, this one-bedroom end terraced Bungalow which is set within, one of the most desirable locations within the town of Falkirk.

Now let us see what this beautiful home has to offer:

Built in 1960, this residence has been thoughtfully updated to meet modern standards. The roof has been recently re-tiled, ensuring durability and peace of mind for years to come. Additionally, a new boiler was fitted just 18 months ago, providing efficient heating, while the windows were replaced seven years ago, enhancing both energy efficiency and aesthetic appeal.



Nestled in the highly sought-after area of Maggie Woods Loan in Falkirk, this charming Bungalow, offers a delightful living experience. With a well-proportioned 538 square feet of space, the property features an inviting reception room, complete with a large picture window and an additional side window, making this a super bright room. Access to the master bedroom is off the lounge, here you will find a generous sized double bedroom, complete with two storage cupboards. The breakfasting kitchen will come complete with all appliances and is finished with a modern theme kitchen unit. There is space for a breakfasting suite. There is access to the rear gardens off the kitchen. Finally, there is a shower room, which is fitted with large corner shower, modern, vanity unit, and WC.

On a more practical bases, the heating is supplied by a gas fired system. All windows are of a good quality UPVC finish. There is a large walk-in, double cupboard within the hallway, ideal as an additional wardrobe. Access to the loft is within the hallway and there are two storage cupboards within the master bedroom.

This is an ideal home, for individuals or couples seeking a cosy and cost-efficient home.





Externally you will find your own private rear garden, situated to a southwest aspect which will give you sunshine, into the early evening, making for perfect for outdoor relaxation or entertaining guests. The large mono block driveway offers ample parking space, adding to the convenience of this lovely home.

Situated conveniently close to a main bus route, a hospital, and Falkirk High train station, this location provides excellent transport links for commuting and accessing local amenities. Whether you are looking to enjoy the tranquillity of a residential area or the vibrancy of nearby facilities, this property presents a wonderful opportunity to embrace a comfortable lifestyle in Falkirk.

Items included within the sale are:

All Flooring
All Window Blinds
All Light Fittings
Tall free standing Fridge Freezer
Free standing Washing Machine
Integrated electric Oven
Four burner Gas Hob
Extractor

Lounge:
11'3" x 14'7"

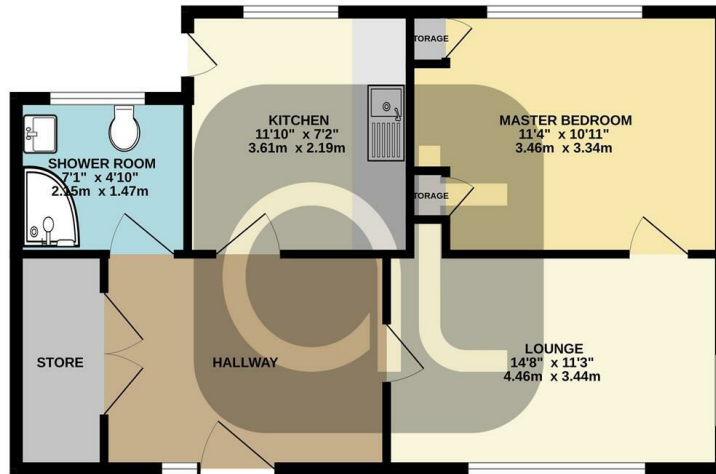
Kitchen Breakfasting :
9'6" x 11'10"

Master Bedroom:
11'4" x 10'11"

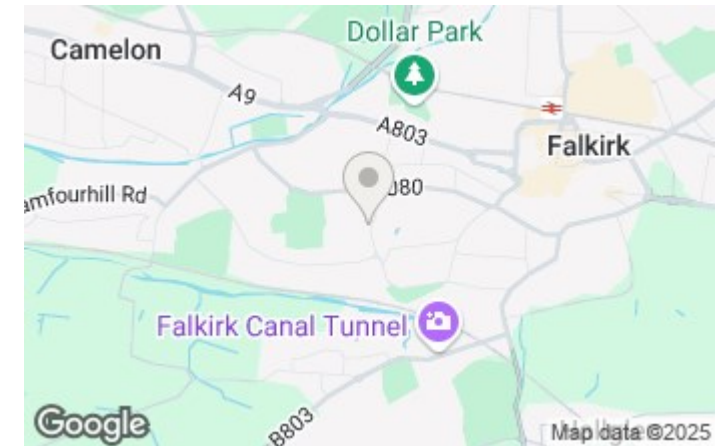
- Highly sought after location
- Property is on a main Bus route
- Falkirk High Train Station close by
- Spacious rooms throughout
- Large Mono Block Driveway
- Generous sized rear gardens
- Generous rear gardens
- Windows were replaced 7 years ago
- Roof has been re-tiled
- Boiler was replaced 18 months ago

Shower Room:
4'9" x 7'0"

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing 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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