

Falkirk

83A Wallace Street



83A Wallace Street
Falkirk
FK2 7DR

Easily managed modern top (second) floor flat presented in walk-in condition. Centrally situated, the property enjoys superb access to many excellent town centre amenities including nearby Falkirk Retail Park and Grahamston Station, popular with Edinburgh and Glasgow commuters. Parking is available to front and residents parking is situated to rear.

Access to the building is through a shared entranceway with secure entry system. The long reception hallway has three remarkably large storage cupboards off. The bright sitting room has a focal point twin front facing window and open plan access to the kitchen. The fully fitted kitchen has an integrated oven, hob, extractor hood and is offered for sale with washing machine and fridge freezer. Note is drawn to the double sized bedroom which has a useful storage cupboard off and further access to a large eaves area suitable for storage. The well appointed bathroom has a white suite, electric shower, ceramic tiling and flooring. There is a fold-out wooden ladder giving access to the loft which could easily be floored if required. The property has gas central heating with new boiler installed April 2018 and double glazed windows. An ideal first-time buy or buy-to-let investment, the property has all the current certification for letting purposes. Presented with neutral décor and stylish laminate flooring, the property can truly be described as walk-in condition.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

EER Rating

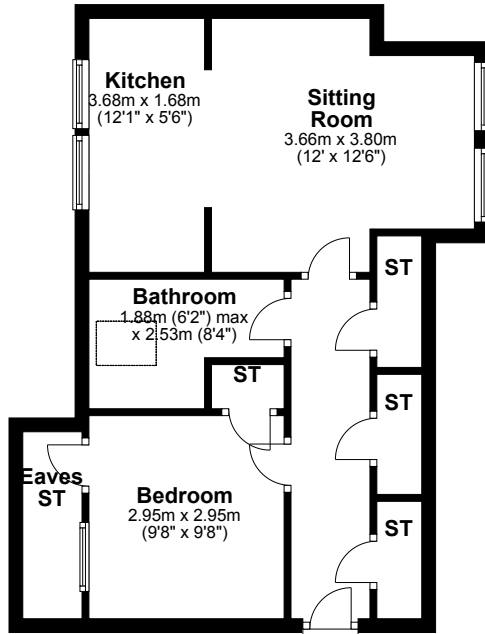
Band C

Property Ref

WS4407

Price Offers Over £57,000

Accommodation layout & measurements



Download our App:



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

Location

Falkirk town centre offers an extensive range of shopping, civic, recreational and transport facilities. Grahamston Station lies a short walk from the property and provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also allows fast access to many central Scottish centre of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

Satellite Navigation: Enter the postcode: FK2 7DR


PROPERTY

24 Newmarket Street,
Falkirk, FK1 1JH

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

