





Appealing modern semi detached chalet bungalow located within Falkirk's highly regarded Arnohill residential locale. Centrally situated, the property lies within walking distance of many excellent town centre amenities including rail stations, popular with Edinburgh and Glasgow commuters. The property occupies private front and rear gardens complimented by private driveway and garage. The fully enclosed rear garden affords excellent privacy and has been laid for ease of maintenance.

Access to the property is through a stylish wood-grain finished replacement exterior door leading thereon to the large reception hallway which has a new staircase with bespoke fitted storage and attractive balustrade. The reception hallway has a large cloaks/storage cupboard and timber flooring which continues throughout the sitting room. The sitting room is a front facing apartment with full height picture window taking advantage of the open tree-lined views across the town. The separate dining room enjoys direct access to the fitted kitchen. The downstairs bedroom is a flexible apartment, currently utilised as a home office. The lower floor is completed by a well-proportioned bathroom complete with ceramic tiling and shower.

On the upper floor there are two large double sized bedrooms, each of which offer outstanding fitted storage. New windows and exterior doors were installed in 2023 and a new Worcester Bosch gas central heating boiler was installed with a 10-year guarantee. Further points of interest include recent redecoration in addition to new carpeting and flooring. Early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

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falkirk@clydeproperty.co.uk

Price Offers Over £225,000

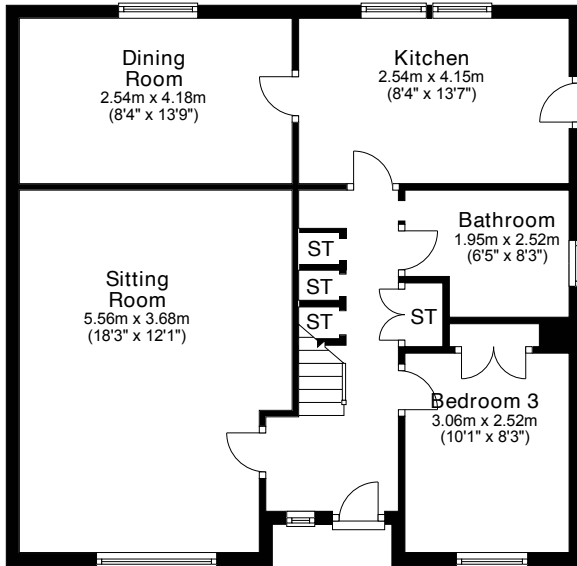
EER Rating Band C

Property Ref WE4973

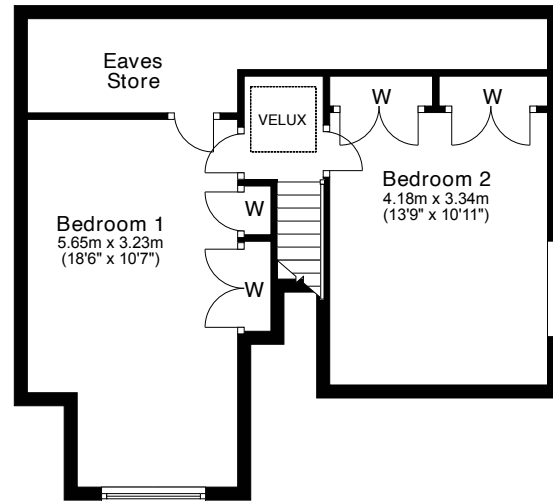


Accommodation layout & measurements

Ground Floor



First Floor



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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

The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of three Falkirk rail stations providing main line rail links to Glasgow and Edinburgh. The surrounding road and motorway network proves popular with those seeking access to Glasgow, Stirling, Fife, Grangemouth and Edinburgh centres of business.

For Satellite Navigation directions please enter the postcode: FK1 5JB

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