





Charming, traditional semi detached chalet bungalow located within one of Falkirk's most highly regarded and central residential locales. Situated conveniently for access to many excellent town centre amenities, the property lies a short walk from Grahamston Station which provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. Occupying a prime corner plot, the property is complemented by a private driveway providing off-road parking. The delightful fully enclosed gardens include a well-screened, southerly facing rear garden with lawn, paved patio, stocked shrub borders and outbuilding storage.

Originally constructed in the 1930's, the property was professionally extended and now provides flexible accommodation formed over two levels. The sitting room is a period apartment with high ceiling, cornice, bay and gable windows with original stained leaded glass and focal point fire surround. The formal dining room is a well-proportioned apartment with triple window and access to a downstairs study/bedroom four which would be ideal for use by home workers as a home office. Note is drawn to the versatile downstairs double bedroom which allows all-on-the-level living if required. The kitchen has direct access to the rear garden and is offered to the market with all appliances. The lower accommodation is completed by a bright bathroom.

On the upper floor there are two double bedrooms with excellent fitted storage and shower room. Practical features include gas central heating and upvc double glazed windows to rear. Early viewing is highly recommended.

#### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777

falkirk@clydeproperty.co.uk

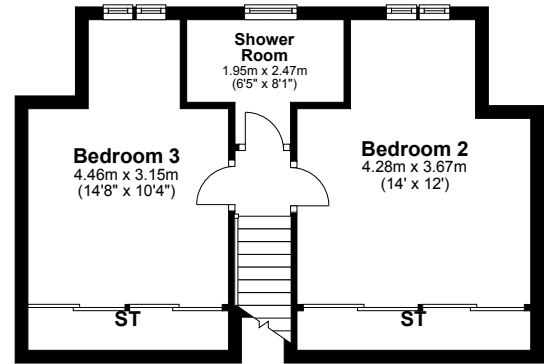
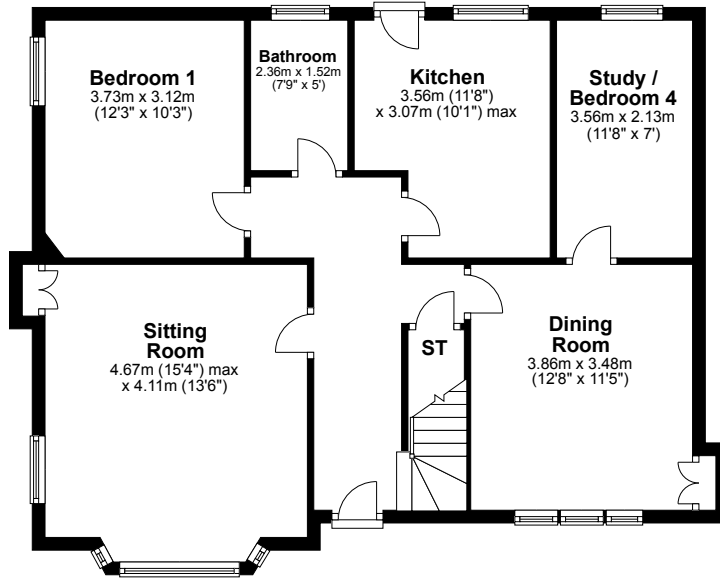
Price Offers Over £269,500

EER Rating Band C

Property Ref WM4983



## Accommodation layout & measurements



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PLEASE NOTE: 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 and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

## Location

The major town of Falkirk offers an extensive range of shopping, schooling (Comely Park Primary catchment), civic and recreational 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 property is ideally placed for easy access to both high street shopping and nearby Falkirk Retail Park. The surrounding arterial road and motorway network offers superb access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 1RA

 **clyde**  
PROPERTY

24 Newmarket Street  
Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: [falkirk@clydeproperty.co.uk](mailto:falkirk@clydeproperty.co.uk)

[www.clydeproperty.co.uk](http://www.clydeproperty.co.uk)

