

# Grangemouth

64 Montgomery Street



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Grangemouth  
FK3 8QR

Generously sized mid terraced villa located within a well-regarded address in the popular town of Grangemouth. The property enjoys the benefit of a fully enclosed private front garden laid for ease of maintenance in addition to a private rear garden providing lawn/drying area. Unrestricted on-street parking is available to the front of the property.

The well-planned and easily managed accommodation is formed over two levels. The sitting room is a bright front-facing apartment with picture window and large understairs storage cupboard off. The lower floor is completed by a dining kitchen which has access to a rear entrance hallway with walk-in store off and separate door to the rear gardens.

On the upper floor there are two well-proportioned double sized bedrooms and bathroom with mains shower valve. The master bedroom has a walk-in store with small window. Although now requiring upgrading and modernisation, the property benefits from gas central heating and double glazing. An ideal opportunity for the first-time buyer or young family market, early viewing is highly recommended.



**Viewing**

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

**EER Rating**

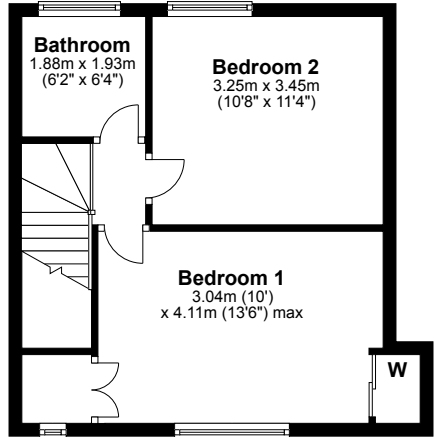
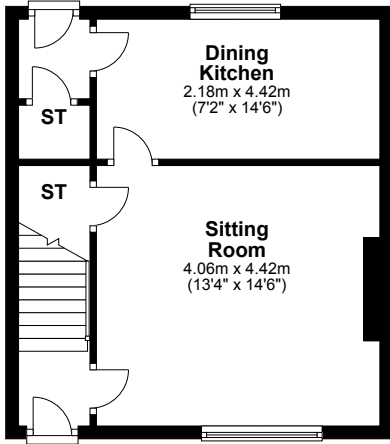
Band D

**Property Ref**

WO2699

**Price** Offers Over £100,000

## 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

The town of Grangemouth offers an excellent range of shopping, schooling, civic and recreational facilities. The adjoining major town of Falkirk offers a more extensive range of amenities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. Grangemouth enjoys superb access to the M9 motorway corridor which provides junctions for many central Scottish centres of business including Edinburgh, Falkirk, Fife, Stirling and Glasgow.

Satellite Navigation: Enter the postcode: FK3 8QR



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