





Substantial semi detached villa offering superb family accommodation within a well-established residential locale. The property enjoys the benefit of a private front garden complemented by a front driveway. Note is drawn to the sunny southerly facing rear garden which is laid to lawn.

Access is through a bright reception hallway with stairway to upper apartments and handy downstairs wet style shower room/WC. The flexible accommodation includes a front facing sitting room with triple window and versatile downstairs bedroom which could be utilised for a variety of other uses as required. The lower floor is completed by a kitchen with direct access to the sunny rear garden. On the upper floor there are two generously sized double bedrooms, each of which have fitted storage. The upper floor is completed by a box-room/study which could be utilised as a home office, and family bathroom. Further points of interest include external re-rendering, new exterior front and rear doors, gas central heating and double glazing. Early viewing is highly recommended.

#### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

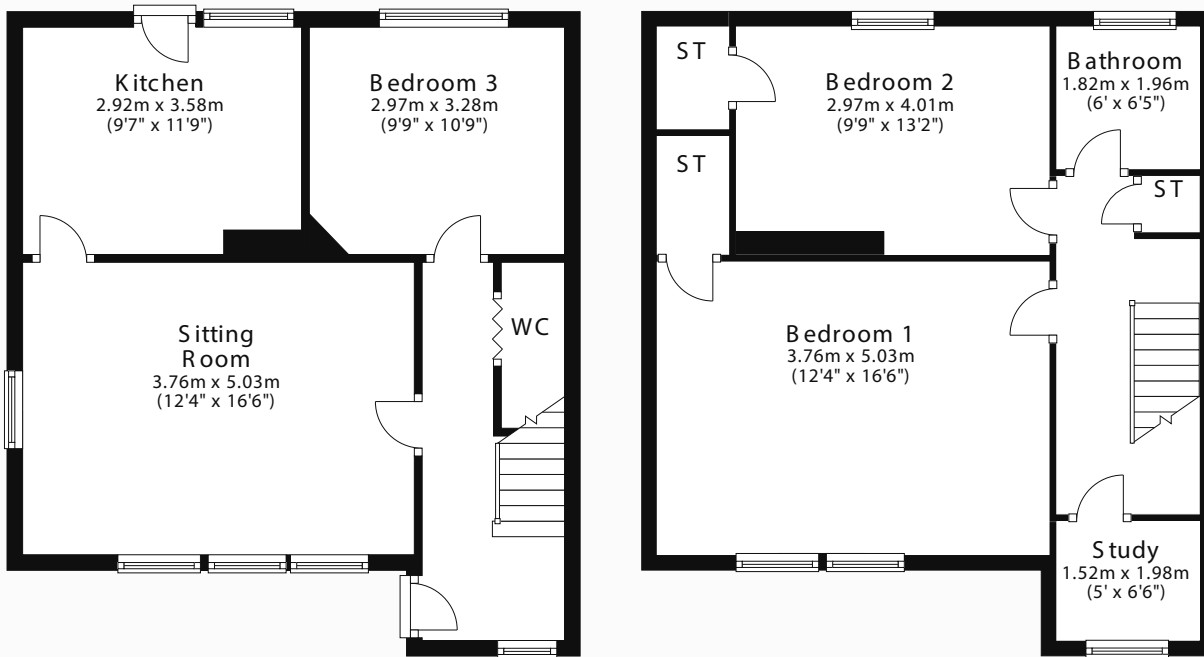
Price Offers Over £115,000

EER Rating Band D

Property Ref WM5005



## Accommodation layout & measurements



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## Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. Falkirk and nearby Larbert provide railway stations allowing easy access to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK2 7QW

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