

# Falkirk

Flat 4, 26A Graham Road



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Falkirk  
FK1 1HR



Charming traditional first floor flat within sandstone town centre building. Centrally situated the property enjoys superb access to many town centre amenities including Grahamston Rail Station and Falkirk Retail Park both a very short walk from the property.

Access to the building is through a replacement external door leading thereon to a well appointed shared entrance way with original wrought iron stair balustrade. The property offers well planned and easily managed accommodation that will no doubt appeal to first time buyers and buy to let investors alike. A private entrance door gives way to an impressive reception hallway which extends to in excess of twenty one feet. The sitting room has a high ceiling, display alcove and enjoys open plan access to the kitchen. The kitchen has a breakfast bar and is offered for sale with cooker, washing machine and fridge. The accommodation is completed by a bright double bedroom with twin window and well proportioned bathroom. Practical features include gas central heating, double glazing and timber laminate flooring. Professionally redecorated in April 2024 the property can truly be described as walk in condition. Early viewing is recommended.



**Viewing**

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

Price Offers Over £

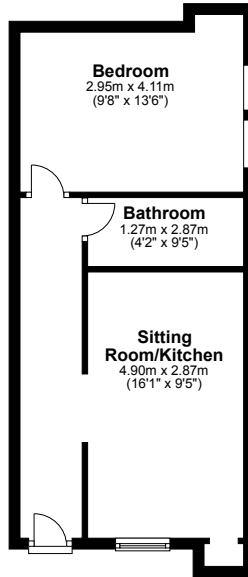
**EER Rating**

Band

**Property Ref**

WD5009

## Accommodation layout & measurements



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## Location

Falkirk town centre offers an extensive range of shopping, schooling, 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 surrounding road and motorway network also offers easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

Satellite Navigation: Enter the postcode: FK1 1HR



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