





Larger sized modern flat occupying a bright top (second) floor position. Centrally located, the property lies within walking distance of town centre shopping and amenities. The property enjoys the benefit of a sunny shared residents' garden to rear and large unrestricted parking area to the front of the property.

Access to the building is through a well-maintained shared entranceway. The generously sized accommodation includes a sitting room which extends to in excess of eighteen feet and enjoys access to a separate dining room. The bright kitchen has separate return access to both the reception hallway and dining room. The accommodation is completed by two double sized bedrooms and a stylish fully refitted shower room with fitted storage and larger quadrant shower. Practical features include excellent fitted storage, a Fischer electric heating system with modern radiators, installed in 2022, with the balance of a ten year guarantee, and double glazing. The property will no doubt appeal to a broad spectrum of the market including first-time buyers and buy-to-let investors.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

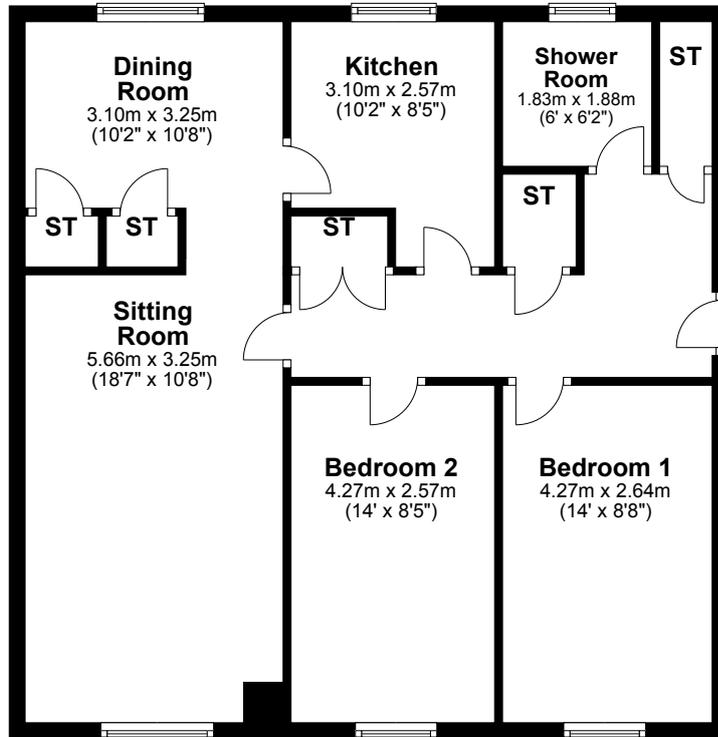
Price Offers Over £63,500

EER Rating Band D

Property Ref WK5017



Accommodation layout & measurements



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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 popular town of Grangemouth offers a wide range of shopping, schooling, civic and recreational facilities. The adjoining major town of Falkirk offers a wider range of facilities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. Grangemouth enjoys easy access to the M9 motorway which provides junctions for Edinburgh, Fife, Stirling and Glasgow centres of business.

For Satellite Navigation directions please enter the postcode: FK3 8BQ

 **clyde**
PROPERTY

24 Newmarket Street
Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

