





Rarely available semi detached chalet bungalow located within a highly regarded and central Grangemouth address. The subjects occupy delightful larger sized private gardens which afford excellent privacy. A private driveway provides off-road parking and access to a double sized timber tandem garage. The gardens offer significant potential for development and extension, subject to obtaining the usual consents.

The property provides flexible accommodation formed over two levels. Access is through an entrance vestibule leading to a reception hallway with stairway to upper apartments and useful cloaks storage cupboard. The sitting room is a well-proportioned apartment with focal point patio doors taking full advantage of the garden views. The dining room/bedroom three and further downstairs bedroom are both front-facing apartments which enjoy a delightful tree-lined open front aspect. The fitted kitchen has an integrated double oven, hob, extractor hood and enjoys access to the gardens. The lower floor accommodation is completed by a bathroom.

On the upper floor there is a further double bedroom which enjoys front-facing views and excellent storage. Practical features include gas central heating and double glazing. Viewing at the earliest opportunity is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £190,000

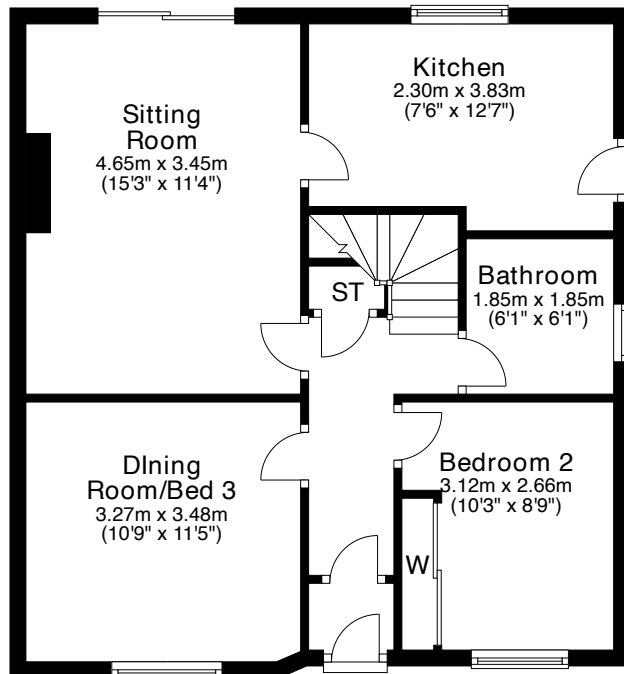
EER Rating Band D

Property Ref WB5033

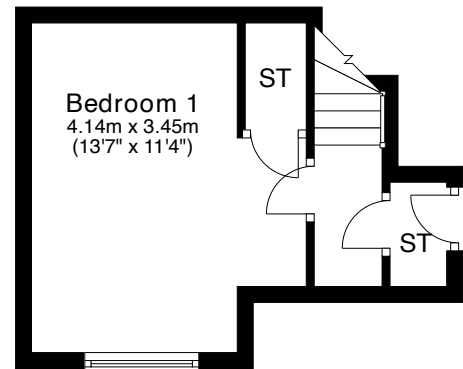


Accommodation layout & measurements

Ground Floor



First Floor



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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 an excellent range of shopping, schooling (Moray Primary School), 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 is superbly placed for access to the M9 motorway which provides access to many central Scottish centres of business including Edinburgh, Falkirk, Fife, Stirling and Glasgow.

For Satellite Navigation directions please enter the postcode: FK3 9JR

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