





Delightful modern semi detached villa located within Falkirk's sought-after Rosebank development. The subjects are set within a quiet cul-de-sac within easy reach of many excellent town centre amenities. Occupying private landscaped gardens, the property is complemented by a side driveway providing off-road parking. The enclosed rear garden has paved sun patio, raised stocked bed and is offered for sale with a timber garden storage shed.

Access is through an entrance vestibule leading thereon to the reception hallway which has a useful cloaks/storage cupboard off and stairway to upper apartments. The public rooms include a front-facing sitting room which enjoys open plan access to the dining room. The fitted kitchen is offered for sale with the cooker and fridge freezer. Both the kitchen and dining room allow access to a super larger sized rear conservatory.

On the upper floor there are three bedrooms, all of which offer excellent storage, and a fully ceramic tiled shower room with Triton electric shower. Practical features include double glazed windows and gas central heating with new boiler installed in 2022. Well maintained and presented, immediate viewing is recommended.

**Viewing**

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

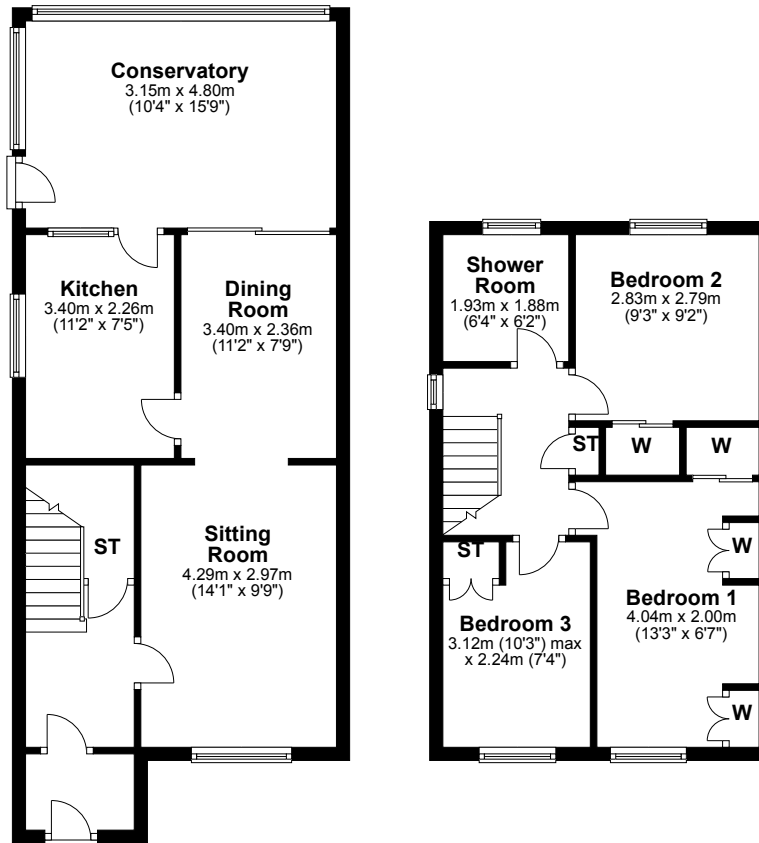
Price Offers Over £178,000

EER Rating Band C

Property Ref WG5048



## Accommodation layout & measurements



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PLEASE NOTE: 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 and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

## Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and transport facilities. The property lies within easy reach of both Camelon and Falkirk Grahamston stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 5HP

 **clyde**  
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