





Modern appealing upper cottage flat set within a smaller cul-de-sac setting. The property is set within well-maintained residents' gardens and is complemented by a private, block-paved, allocated parking space to the front of the property. The property lies within easy reach of local convenience shopping and surrounding transport links.

Access is through a private entrance door and stairway leading thereon to the reception hallway which has a useful cloaks/storage cupboard off. The sitting room is a bright front-facing apartment with twin window and charming open tree-lined front aspect. There are two double bedrooms, each of which have fitted robes. The fully fitted dining kitchen is offered for sale with hob, electric oven, extractor hood, fridge/freezer and washing machine. The accommodation is completed by a well-proportioned shower room. A super floored attic with sliding ladder offers outstanding storage. Further practical features include gas central heating and double glazing. Carpets, blinds and curtains are included in the sale. Viewing at the earliest opportunity is highly recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777

falkirk@clydeproperty.co.uk

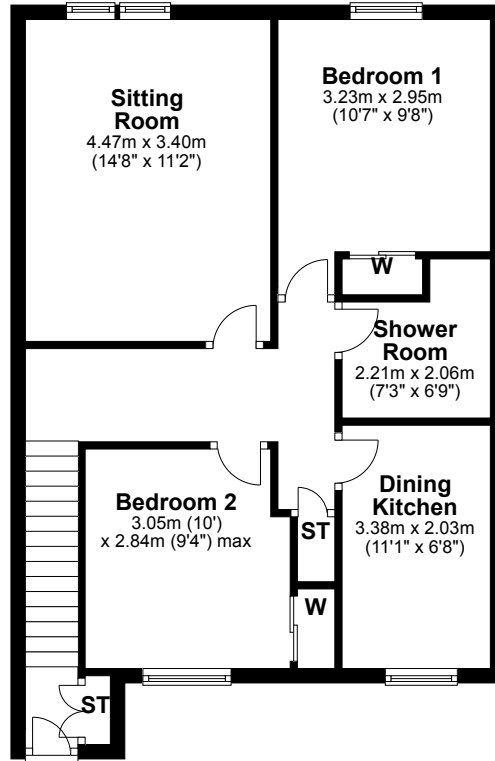
Price Offers Over £103,000

EER Rating Band C

Property Ref WD5056



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

New Carron Village lies to the north of Falkirk town centre and is conveniently placed for access to New Carron shopping centre, a short walk from the property. Falkirk town centre offers a more extensive range of shopping, civic and transport amenities including rail stations, popular with Stirling, Edinburgh and Glasgow commuters. The surrounding road and motorway network 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: FK2 7TU



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