





traditional late Victorian semi detached cottage located within a quiet and well-regarded residential locale. Occupying private gardens, attention is drawn to the delightful fully enclosed rear garden which incorporates lawn, raised beds, apple tree, timber garden storage shed and paved patio. Unrestricted parking is available to the front of the property.

The property displays a number of intact character period features including original terazzo tiling in the entrance vestibule, high ceilings, plasterwork cornice and original wrought-iron stair balustrade. The public rooms include an elegant front-facing sitting room with focal-point multi-fuel stove and flexible family/dining room. The well-proportioned dining kitchen has integrated stainless steel gas hob, electric oven and enjoys direct access to the charming gardens.

Access to the upper apartments is via a solid wood painted staircase to the half-landing which has a large walk-in store and access to the bathroom. The upper floor has three bedrooms. Note is drawn to the charming window seat with bay window in the master bedroom. Practical features include several excellent storage cupboards, gas central heating and majority double glazing. Early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £195,000

EER Rating Band D

Property Ref WS5076



Accommodation layout & measurements



Download our App:



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 recreational facilities. The property lies within reach of several rail stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK2 7LL

 **clyde**
PROPERTY

24 Newmarket Street
Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

