





Traditional, late Victorian semi detached cottage enjoying a convenient town centre cul de sac setting. Centrally situated, the subjects enjoy superb access to Falkirk Retail Park and Grahamston Rail Station both of which lie a short walk from the property. Particular attention is drawn to the charming, fully enclosed country cottage style garden which incorporates lawn, mature shrubs, patio and two timber garden storage sheds. Unrestricted parking is available to the front of the property.

Access is through replacement twin leaf storm doors to the entrance vestibule which leads thereon to the reception hallway. The flexible downstairs accommodation includes a period sitting room and double bedroom which could be utilised as a further public room as required. The sitting room has a high ceiling with plasterwork cornice and focal point multi fuel stove. The well proportioned kitchen has rear and gable windows overlooking the gardens. The lower floor is completed by a handy downstairs WC situated off the rear entrance vestibule.

On the upper floor there are two bedrooms and large bathroom with separate shower. The master bedroom and walk in wardrobes offer potential for development and conversion to two rooms subject to obtaining the usual consents. Further points of interest include superb storage, gas central heating, double glazing and re-slatted roof. Early viewing 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 £170,000

EER Rating Band D

Property Ref WD5077



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 recreational facilities. Nearby Grahamston Station lies a short walk from the property and provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also 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: FK1 1LB

 **clyde**
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