





Well maintained, modern semi detached villa presented in walk in condition. Occupying private gardens, landscaped in 2023, the property is complemented by a side driveway providing off road parking. The delightful enclosed rear garden affords excellent privacy and ease of maintenance with artificial lawn, patio and timber garden storage shed.

Access is through a reception hallway with handy downstairs WC off. The bright sitting room has a useful under stair storage cupboard and access to the kitchen/dining room. The kitchen was refitted in 2021 complete with oven, hob and extractor hood. The dining area enjoys access via French doors to the charming rear gardens.

On the upper floor there are two bedrooms and a fully ceramic tiled, refitted bathroom with mains shower valve, fitted storage and stylish radiator. Practical features include gas central heating, double glazing and attic flooring providing storage. Presented with tasteful neutral décor, early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

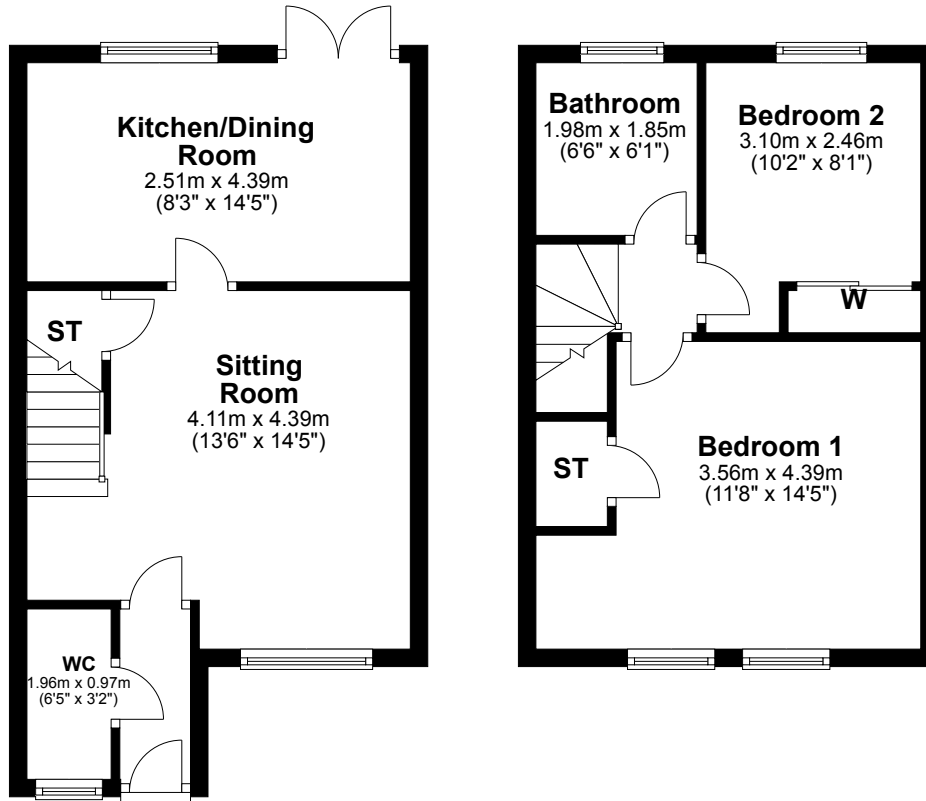
Price Offers Over £140,000

EER Rating Band C

Property Ref WM5080



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 popular town of Grangemouth offers an excellent range of local shopping, schooling, civic and recreational facilities. The surrounding road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Falkirk and Edinburgh. The nearby major town of Falkirk offers a more extensive range of amenities including main line rail links to the cities of Stirling, Edinburgh and Glasgow.

For Satellite Navigation directions please enter the postcode: FK3 8LW

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