

# Falkirk

163 Ladysmill Court



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Falkirk  
FK2 9AP



Delightful Ogilvie built second(top) floor flat offered to the market in truly walk-in condition. Centrally situated, the property lies within easy reach of Falkirk town centre shopping, retail park and rail stations, popular with Edinburgh and Glasgow commuters. The development is set within shared residents' gardens and also enjoys the benefit of a private allocated parking space.

Access to the building is through a carpeted entranceway with secure entry system. The well-planned and easily managed accommodation includes a large reception hallway with useful storage cupboard off and access to all apartments. The sitting/dining room has twin front-facing windows and timber laminate flooring. The property has a fitted kitchen complete with gas hob, electric oven, extractor hood and is offered for sale with fridge/freezer and washing machine. There are two double sized bedrooms, each of which have fitted robes. The accommodation is completed by a refitted bathroom with 'Triton' electric shower. Further points of interest include UPVC double glazing, gas central heating with new Ideal boiler fitted in April 2023 with the remainder of a 5-year warranty, and partially floored attic. 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 £107,500

**EER Rating**

Band C

**Property Ref**

WC5099

## 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 easy reach of both Falkirk High and Grahamston stations, each providing main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network offers superb access for commuters to many central Scottish centres of business including Edinburgh, Fife, Grangemouth, and Glasgow.

Satellite Navigation: Enter the postcode: FK2 9AP



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