





Luxury upper (first floor) flat located within a well-regarded residential locale. The subjects occupy shared gardens providing lawn and drying area. Residents parking is available to the front of the property.

Access to the building is through a carpeted communal entrance way with secure entry system. The private reception hallway allows access to all apartments as well as a cloaks/storage cupboard. The super sitting/dining room has a feature window with tree lined views and focal point Italian marble fire surround. There are two bedrooms each of which have fitted mirrored robes. The high specification kitchen is complete with granite worktops, integrated gas hob, double oven, extractor hood, washing machine, dishwasher and is offered for sale with fridge freezer. The accommodation is completed by a shower room with larger quadrant shower and mains shower valve. Practical features include gas central heating, double glazing, floored attic with strip lighting and power, ceramic tiled, timber laminate and Amtico flooring. Furnishings are available by negotiation. Well maintained and presented, so early viewing is highly recommended.

#### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

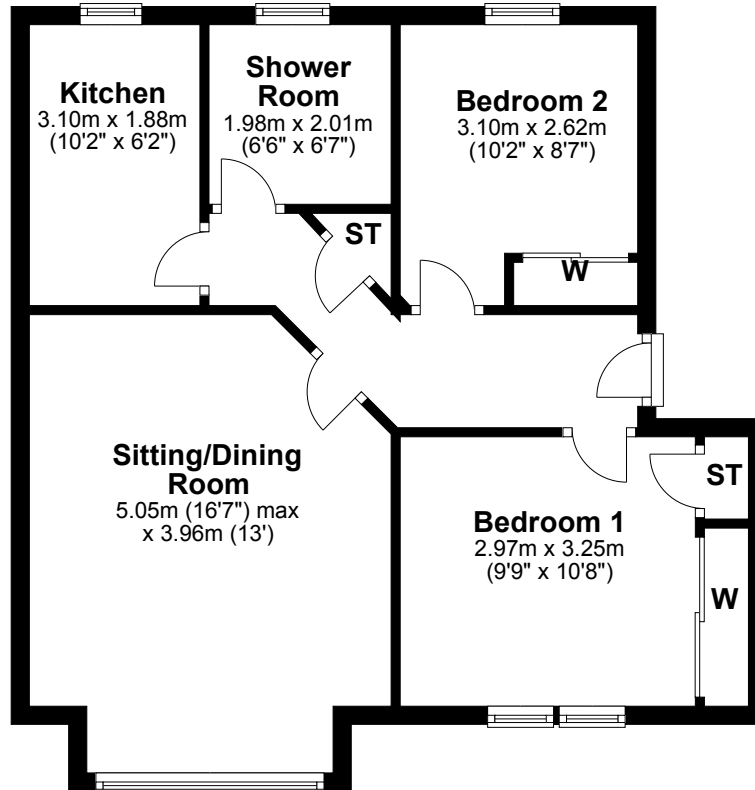
Price Offers Over £124,000

EER Rating Band C

Property Ref WT5096



## Accommodation layout & measurements



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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. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

## Location

The popular village of Polmont offers an excellent range of shopping, schooling, civic and recreational facilities. Polmont station provides main line rail links to the cities of Edinburgh, Glasgow and Stirling. The property is situated conveniently for access to the nearby M9 motorway (Lathallan junction) which proves popular with commuters seeking access to Edinburgh, Clackmannanshire, Fife, Grangemouth, Falkirk, Stirling and Glasgow.

For Satellite Navigation directions please enter the postcode: FK2 0SU

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