





Traditional semi detached villa located within a highly regarded and central Falkirk address. The subjects lie within the catchment for Comely Park Primary School and within walking distance of Falkirk Retail Park and Grahamston Rail Station, popular with Edinburgh and Glasgow commuters. Occupying private gardens, the property is complemented by block-paved private front parking. The sunny, westerly facing, fully enclosed rear garden offers remarkable privacy incorporating paved patios, outbuilding storage, lawn, selection of shrubs, apple tree and timber garden storage shed.

Dating from the late nineteenth century, the property displays a number of intact character period features. Access is through an entrance vestibule with original terazzo tiled flooring leading thereon to the long reception hallway which has the original wooden architraves, plasterwork cornice and wrought iron stair balustrade. The public rooms include a front-facing sitting room with focal point Aga solid fuel stove and flexible dining/family room with gas fire. The charming garden room offers excellent privacy and garden views. The fitted kitchen has a large walk-in store off in addition to integrated oven, hob, extractor hood, microwave, dishwasher and fridge/freezer. The lower floor is completed by a handy rear cloaks and downstairs WC.

On the upper floor there are three bedrooms and fully ceramic tiled refitted shower room with walk-in shower and mains shower valve. Further points of interest include a new slate roof installed in 2023, fitted robes to the master bedroom, gas central heating, double glazing and excellent storage. Immediate viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

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Price Offers Over £245,000

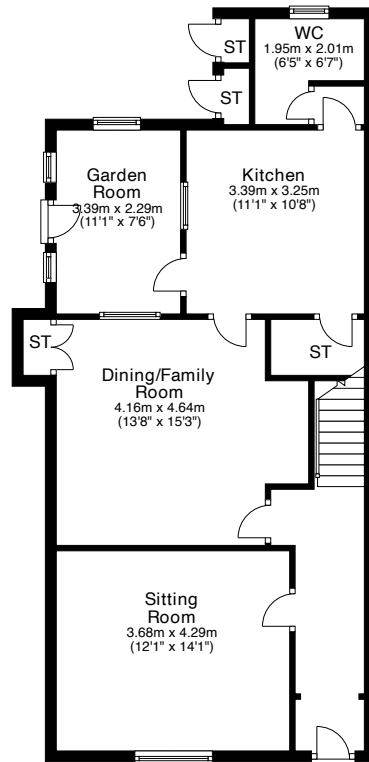
EER Rating Band D

Property Ref WS5090

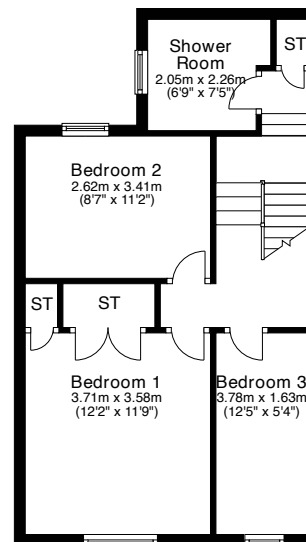


Accommodation layout & measurements

Ground Floor



First Floor



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Location

Falkirk town centre offers an extensive range of shopping, schooling (Comely Park Primary catchment), civic and recreational facilities. 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 arterial road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

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

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