

# Falkirk

109 Rosebank Avenue



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Falkirk  
FK1 5JR



Delightful, modern mid terraced villa located within Falkirk's highly regarded Rosebank development. The subjects lie within walking distance of the super new Rosebank Distillery Visitor Centre and many excellent town centre amenities. Set within a small cul de sac, offering residents parking the property occupies enclosed front and rear gardens. The walled rear garden has been laird for ease of maintenance providing patio area, raised beds and useful garden storage shed.

The property offers easily managed and well planned accommodation formed over two levels. The bright sitting room has large picture window and focal point fireplace. The well appointed fitted kitchen enjoys access to a charming rear conservatory with French doors leading to the gardens.

On the upper floor there are two bedrooms and bathroom with Mira electric shower. Practical features include fitted robes within the master bedroom, gas central heating and double glazing. Well maintained and presented early viewing is recommended.



**Viewing**

By appointment please through  
Clyde Property Falkirk  
01324 881777  
falkirk@clydeproperty.co.uk

**Price** Offers Over £122,000

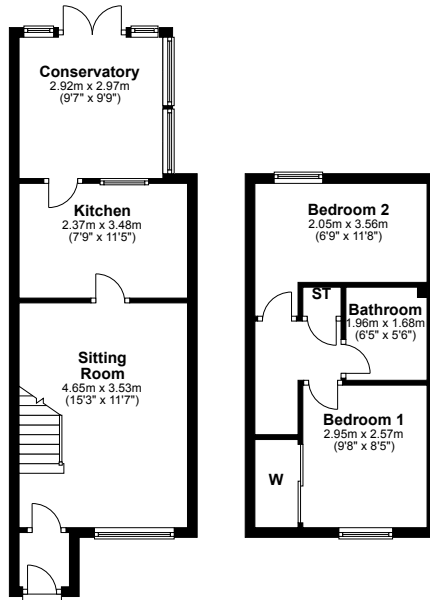
**EER Rating**

Band C

**Property Ref**

WG5084

## 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 transport facilities. The property lies within easy reach of rail stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

Satellite Navigation: Enter the postcode: FK1 5JR

  
PROPERTY

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