





Offering excellent family accommodation this appealing semi detached villa occupies private gardens, complemented by a long driveway and substantial detached masonry garage. Attention is drawn to the sunny west facing rear garden which enjoys access to a super rear conservatory. The property is situated conveniently for access to local shopping, schooling and Camelon rail station.

Access is through a broad reception hallway with storage cupboard off and stairway to upper apartments. The generously sized sitting room has a large picture window and direct access to a dining kitchen with integrated oven, hob and extractor hood. The kitchen also leads to the sunny rear conservatory. The lower accommodation is completed by a fully ceramic tiled family bathroom with Triton electric shower.

On the upper floor there are three well proportioned bedrooms. Practical features include gas central heating (new boiler October 2020), double glazing, timber laminate and ceramic tiled flooring. An ideal family home immediate viewing is highly recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

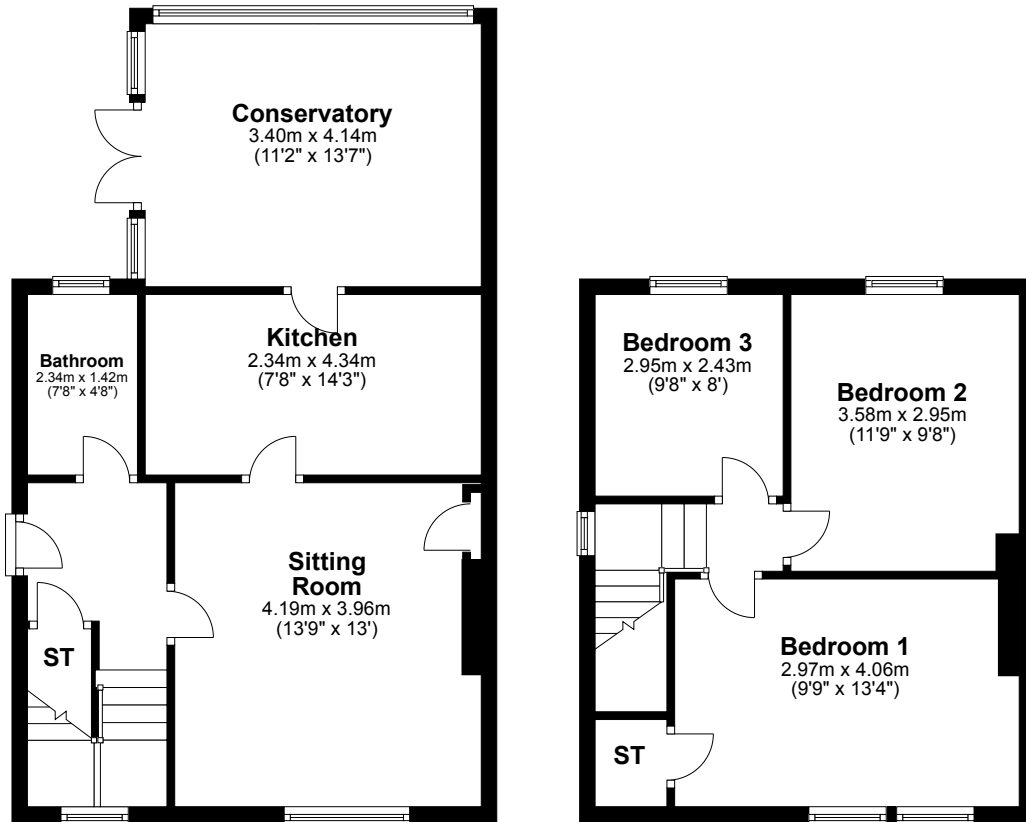
Price Offers Over £139,500

EER Rating Band C

Property Ref WR5095



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

Camelon lies to the west of Falkirk town centre and offers an excellent range of local amenities including shopping, schooling and public transport links. Falkirk town centre lies close to hand and offers a more extensive range of facilities. Camelon rail station offers main line rail links to the cities of Edinburgh, Stirling and Glasgow. The surrounding road and motorway network offers superb access to many Scottish centres of business.

For Satellite Navigation directions please enter the postcode: FK1 4HY

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