





Substantial semi detached villa offering superb and particularly versatile family accommodation. Occupying a prime corner plot the property is set within private front and sunny, enclosed rear garden with lawn and garden storage shed. A private driveway provides off road parking.

The subjects offer well planned family accommodation formed over two levels. The bright reception hallway has stairway to the upper apartments and useful storage. The sitting room enjoys semi open plan access to the dining room and both combine to give an overall length in excess of an impressive twenty one feet. The kitchen has direct access to the rear garden and an integrated gas hob, electric oven and extractor hood. The ground floor is completed by a downstairs fourth double bedroom which is a flexible apartment and can easily be used as a family room or home office as required.

On the upper floor there are three bright double sized bedrooms and family bathroom with Mira electric shower. Practical features include excellent storage, gas central heating and partial double glazing. Offered to the market with new decoration and floor coverings the property is ready for immediate occupancy. Early viewing is highly recommended in order to avoid disappointment.

**Viewing**

By appointment please through  
Clyde Property Falkirk

**01324 881777**  
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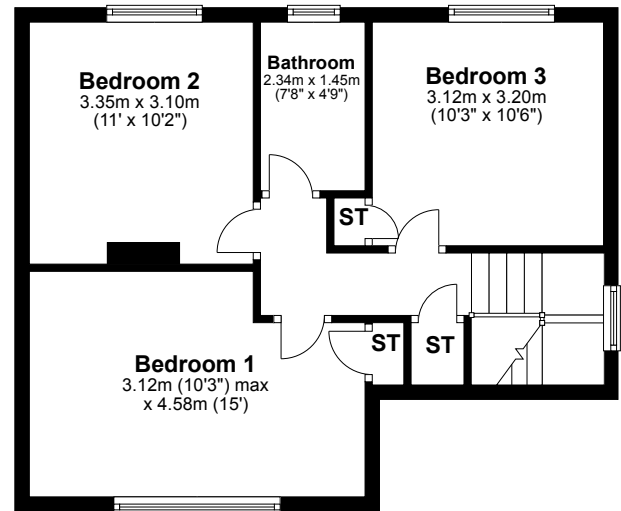
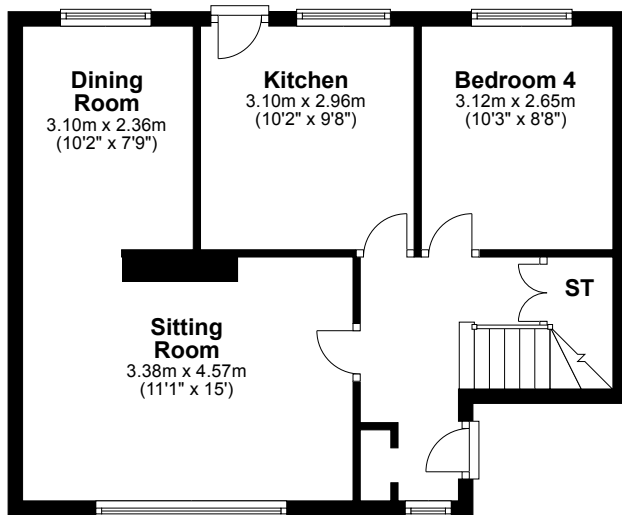
**Price** Offers Over £xx

**EER Rating** Band xx

**Property Ref** WR5102



## Accommodation layout & measurements



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## Location

Camelon lies to the west of Falkirk town centre and offers a superb range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of Falkirk town centre which provides a more extensive range of facilities close to hand. Camelon, Grahamston and Falkirk High railway stations offer excellent commuter links. The surrounding road and motorway network offer easy access to many Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

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

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