





Extended, modern, split level semi detached villa located within a highly regarded and much sought after residential locale. The subjects occupy extensive private gardens complemented by a front driveway leading to a single garage. Attention is drawn to the size and privacy afforded by the sunny, southerly facing rear garden. The property lies within easy reach of many excellent town centre amenities, including rail stations popular with Glasgow and Edinburgh commuters.

Access is through a bright reception hallway which has a shower room off and short stairways leading to both the upper and lower levels. On the upper floor there are two double bedrooms one of which has fitted robes. The lower floor is situated at garden level and has two public rooms in addition to a kitchen with direct access to the garden. The sitting room has a focal point fireplace and enjoys semi open plan access to a large dining/family room extension with sliding patio doors leading to the rear gardens. Practical features include gas central heating, double glazing and excellent storage. Early viewing is recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £180,000

EER Rating Band D

Property Ref WB5085



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 major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of three Falkirk rail stations providing main line rail links to Glasgow and Edinburgh. The surrounding road and motorway network proves popular with those seeking access to Glasgow, Stirling, Fife, Grangemouth and Edinburgh centres of business.

For Satellite Navigation directions please enter the postcode: FK1 5JD

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