





Superbly presented end terraced villa offered to the market in truly walk-in condition. The subjects lie within easy reach of Falkirk town centre and Falkirk High Station which proves popular with Edinburgh and Glasgow commuters. Particular attention is drawn to the size of the south-westerly facing fully enclosed rear gardens which were landscaped in 2022 and incorporate high-quality artificial lawn, composite decking, paved pathway and garden storage box. A gateway from the rear garden leads to private allocated parking as well as on-street parking to front.

Access to the property is through a bright reception hallway with new exterior door and gable window offering excellent natural light. The generously sized sitting room has a front facing window and useful storage cupboard off. The dining sized kitchen has an integrated gas hob, electric oven, extractor hood, dishwasher, fridge freezer and is offered for sale with washing machine. A practical rear entrance hallway, situated off the kitchen, allows access to both the gardens and downstairs WC.

On the upper floor there are three well-proportioned bedrooms, all of which enjoy the benefit of fitted wardrobes. The upper floor is completed by a bright family bathroom with mains shower valve. Practical features include gas central heating, double glazing, partially floored attic with ladder and timber laminate flooring. Early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

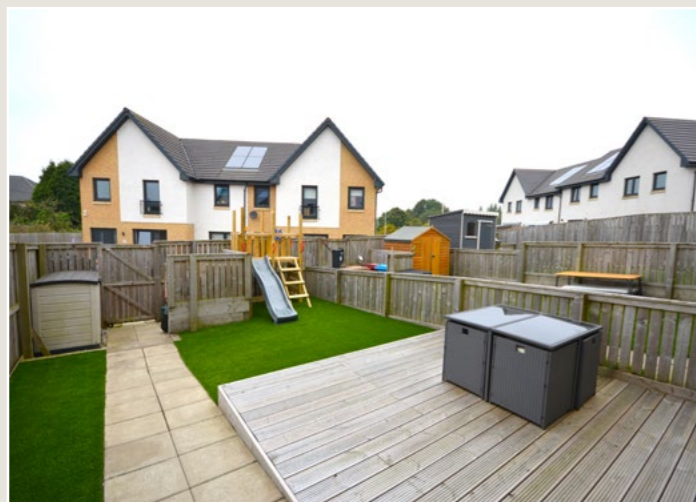
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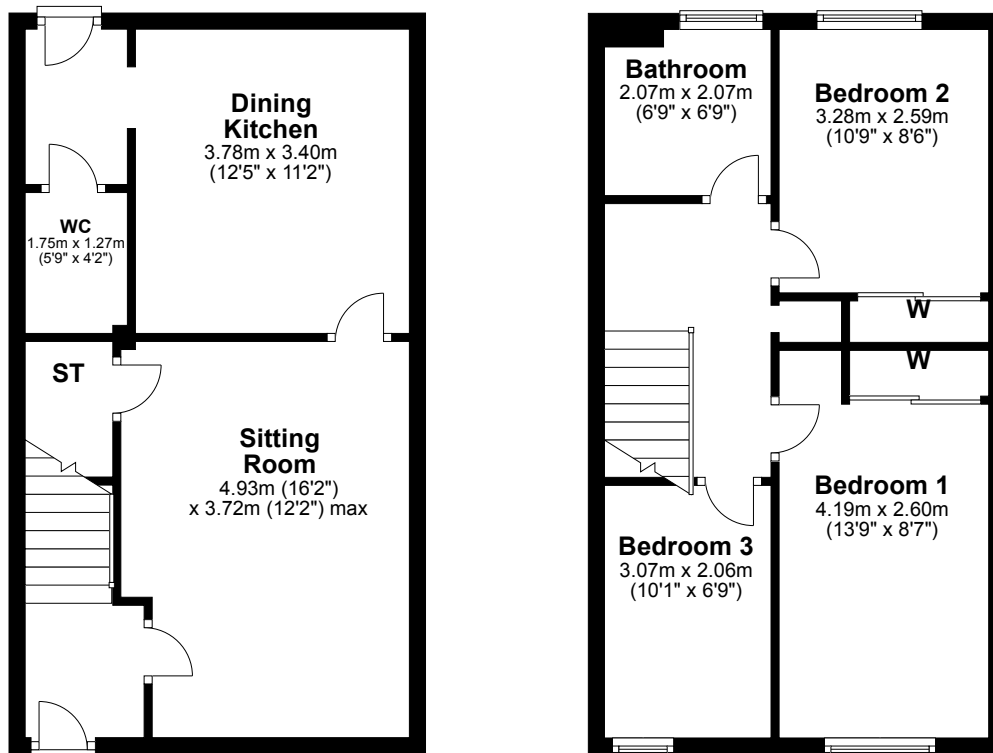
Price Offers Over £183,000

EER Rating Band B

Property Ref WS5107



Accommodation layout & measurements



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Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of Falkirk High Station which provides main line rail links to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Glasgow.

For Satellite Navigation directions please enter the postcode: FK1 2AQ

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