





Substantial modern semi detached villa. Occupying private gardens, note is drawn to the size and privacy afforded by the rear garden which provides lawn, deck and large timber storage shed. The property has been enhanced with the addition of an attached garage and two-car wide front driveway.

An excellent family home, the property provides well-designed family sized accommodation formed over two levels. Access is through a replacement front door to a bright reception hallway with stairwell storage cupboard and stairway to upper apartments. The property has a front facing sitting room and a large garden room to rear which would suit a variety of purposes. The lower accommodation is completed by a fitted kitchen with integrated oven and hob, and bathroom.

On the upper floor there are three flexible double sized bedrooms and shower room. Further points of interest include gas central heating (new boiler installed in 2018) and double glazing. Early viewing is highly recommended.

Viewing

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

Price Offers Over £105,000

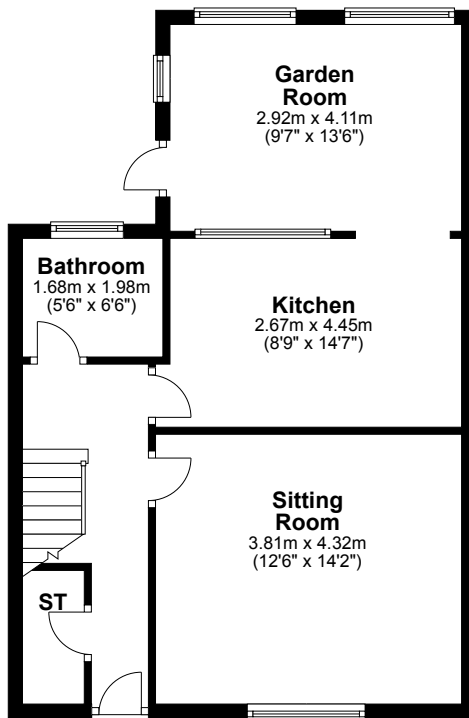
EER Rating Band D

Property Ref WI4271

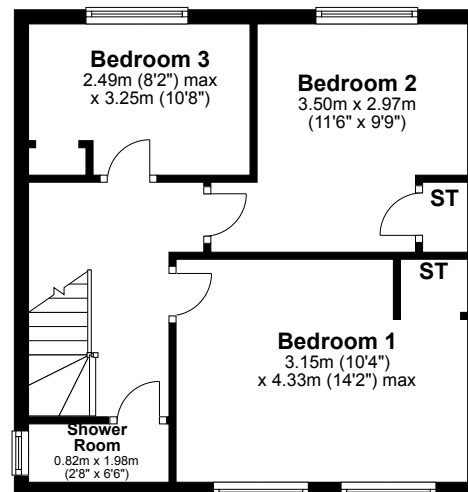


Accommodation layout & measurements

Ground Floor



First Floor



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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 to the west of Falkirk town centre offers a wide range of shopping, schooling, civic and transport facilities including train station. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK2 0QT



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