

# 2B Russel Street

FALKIRK, FK2 7HX



*Situated in a sought-after location, this tastefully upgraded property will tick many boxes*



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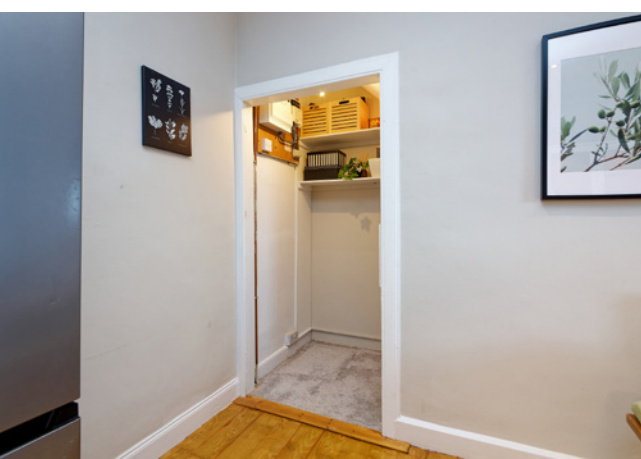
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McEwan Fraser Legal are delighted to present to the market this tastefully upgraded maisonette in quite stunning condition. Entry is by way of the external stairway to the rear of the property, accessed via the shared driveway access to the neighbouring property.

# THE KITCHEN/DINER



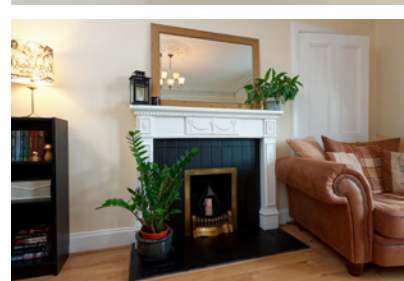
The long entrance hallway leads firstly to a large kitchen/diner which will be the envy of many. With generous modern worksurface and modern appliances, this large space could accommodate a full-size dining table and features a large pantry cupboard which is currently being used as a small home office. This thoroughly modern space is the ideal room for entertaining dinner guests and preparing family dinners alike.



# THE LOUNGE



The spacious lounge sits to the front of the property and benefits from lots of natural light thanks to the large window and further benefits from a lovely feature fireplace. Stunning features such as the ceiling rose, and corning have been retained whilst the property has been modernised throughout.





The grey carpeted stairway leads to the upper accommodation and is bright and airy. The two bedrooms on this level both feature the same grey carpeting as the upper hallway and staircase and feature bay windows and ample room for free-standing furniture. The stunning family bathroom has distinctive black flooring and a white suite. This ample apartment has plenty of room for a full-size bath and a separate free-standing shower cabinet, allowing for long relaxing soaks or invigorating showers as your mood takes you.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



This very well-finished accommodation has been upgraded with taste and quality in mind and is sure to be a popular property when seen. A large private garden awaits which also boasts a completed garden office/gym/hobby room which is a wonderful space for privacy and hobbies. Early viewing is strongly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



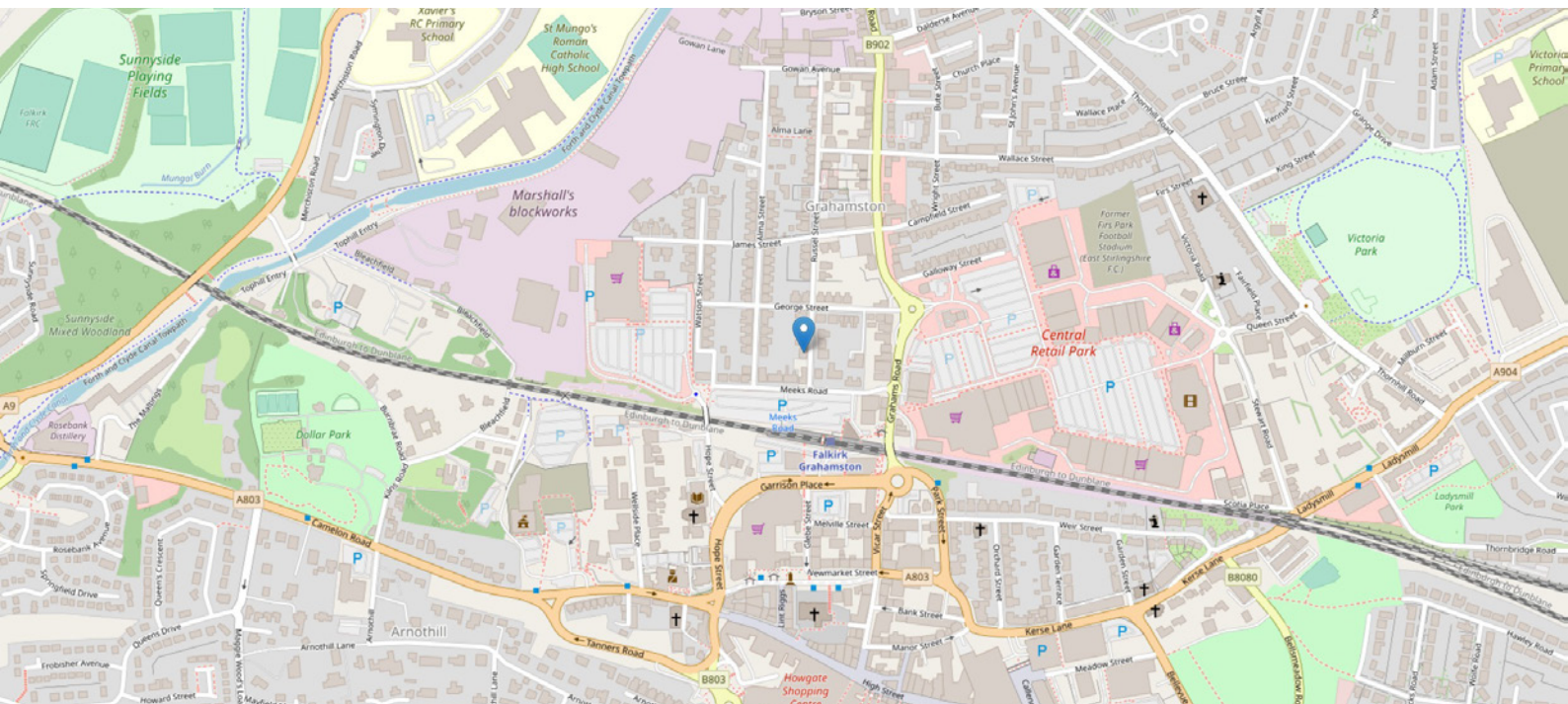
Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	4.50m (14'9") x 3.40m (11'2")
Lounge	4.55m (14'11") x 4.50m (14'9")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.95m (13') x 3.20m (10'6")
Bathroom	3.15m (10'4") x 2.30m (7'7")
Garden Office	3.90m (12'9") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: D

Extras: Some items may be available by separate negotiation.



# THE LOCATION

This attractive property is conveniently located near Falkirk Town Centre, within walking distance of Falkirk Grahamston station which offers access to Edinburgh, Stirling, and Glasgow. Falkirk High Station is only 1.7mile away, offering express trains services to both Glasgow and Edinburgh. Educational needs are well served by a range of local primary and secondary schools as well as the nearby college.





The Helix Park - home to the famous Kelpies statues - is approximately 1 mile away. The Town Centre is well served, by amenities and facilities covering a broad range of needs. From the adjacent Retail Park to the historic pedestrianized precinct with shopping ranging from boutiques to supermarket chains, the area has something for most people. As well as a cinema, health clubs, bars and restaurants, the town also has a broad and diverse range of sporting, leisure, and recreational amenities along with many clubs and societies covering most levels of skills, tastes and abilities. For those looking to commute further afield both Edinburgh and Glasgow International Airports can be reached in 45 minutes and 60 minutes respectively.



  
**McEwan Fraser Legal**

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**Part  
Exchange  
Available**



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 Surveyor



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