

# 58 Main Street

SHIELDHILL, FALKIRK, STIRLING, FK1 2DZ



*Excellent two-bed mid-terrace, walk-in condition, fantastic value for money, popular location of Shieldhill, Falkirk*



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We are delighted to bring to the market this excellent two-bed mid-terrace family home, benefiting from an extensive series of upgrades and offered to the market in absolute walk-in condition. The property is nestled beautifully within the popular and charming district of Shieldhill, Falkirk. It's an area that's well known for its neighbourly spirit. This property makes a perfect home, given the number of upgrades it has benefited from and the accommodation which is well suited for any couple or small family.

# THE LOUNGE/DINER



The accommodation consists of a bright and spacious lounge, which given its size and shape would suit a range of furniture configurations. The room benefits from windows on both front and back aspects, keeping it wonderfully bright and relaxing.

# THE KITCHEN



The bright and modern kitchen makes a fantastic hub for the family around meal times. It is perfect for the home, finished with an attractive range of fitted units, with an electric oven and hob, with ample space for a free-standing washing machine and undercounter fridge and freezer. Freestanding appliances may be available by separate negotiation.





The beautifully fitted family bathroom is stunning, bright and very fresh, finished in a white suite with a shower over the bath. There's always an instant supply of hot water for long refreshing showers. Upstairs, there are two good-sized bedrooms, both with space for free-standing furniture and built-in wardrobes. There are also ample cupboard spaces in the home to help keep everything in place.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



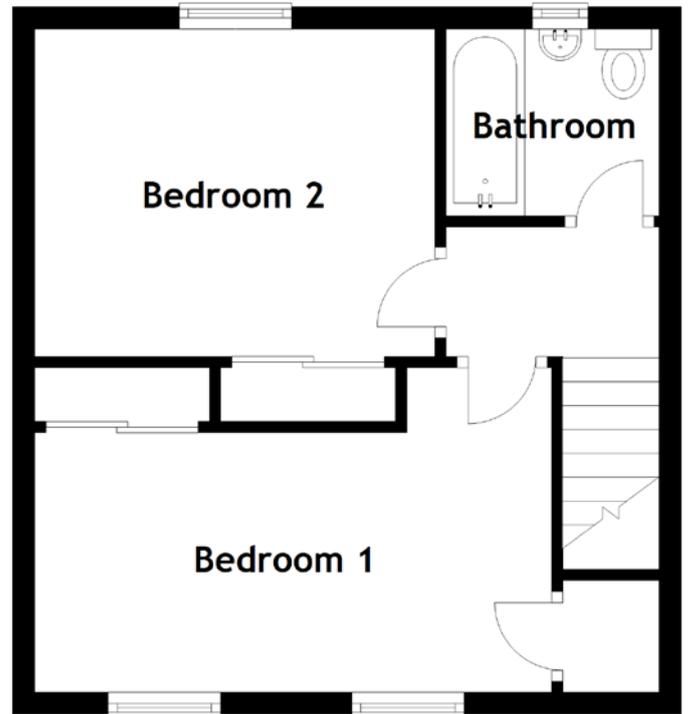
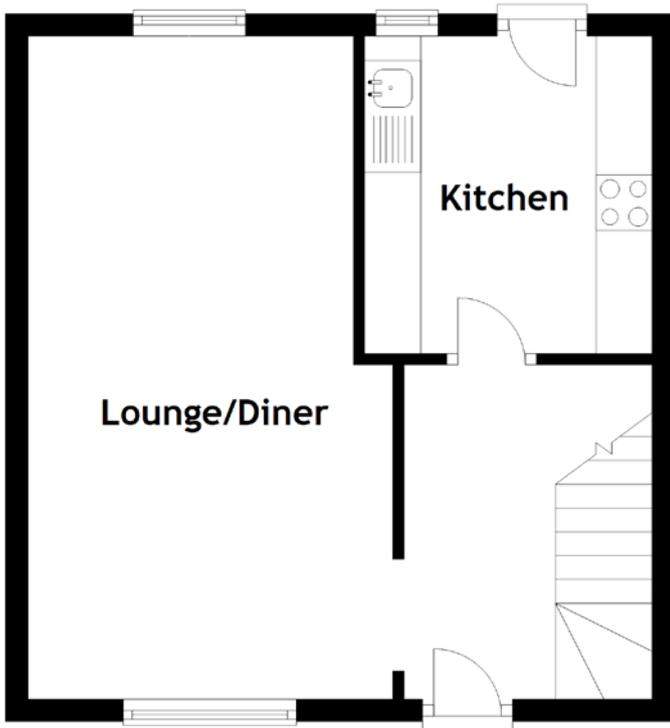
The property benefits from a two-car driveway to the front aspect. The rear garden space is secure, making it ideal for children and pets, and the view to the rear of the property is pleasant and bright. The icing on the cake is the low-maintenance patio area, on sunnier days it makes a great spot to enjoy the sunshine.

This is a great home given the accommodation and the range of upgrades. It would make an ideal buy for any first-time buyers, a young family or even a great investment property for a smart Buy-To-Let investor. Early viewing is an absolute must.

## EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

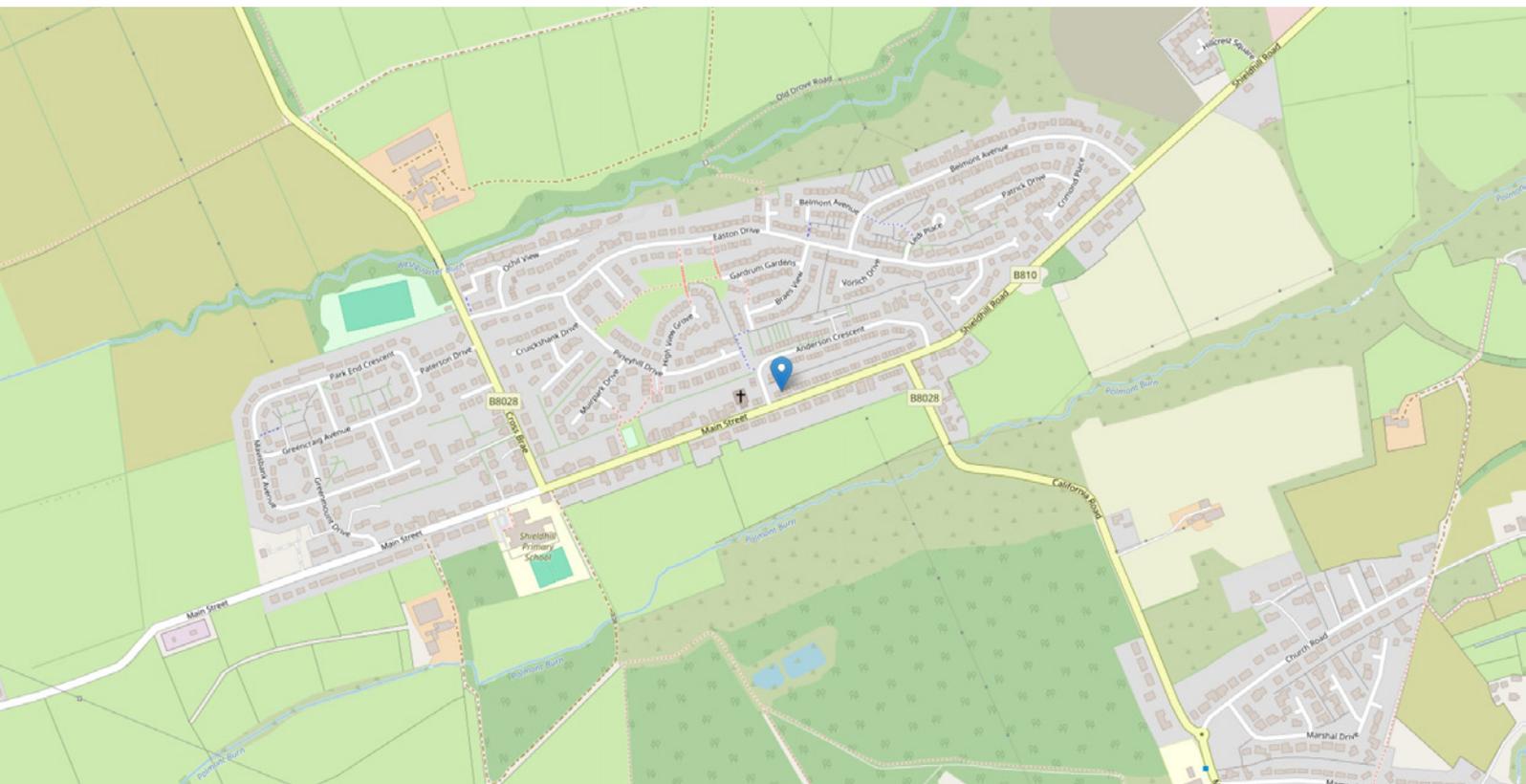


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.95m (19'6") x 3.25m (10'8")
Kitchen	2.85m (9'4") x 2.56m (8'5")
Bedroom 2	3.56m (11'8") x 2.94m (9'8")
Bathroom	1.90m (6'3") x 1.68m (5'6")
Bedroom 1	4.35m (14'3") x 2.91m (9'7")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: C

Extras: Freestanding appliances may be available by separate negotiation.



# THE LOCATION

Falkirk Town Centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow.





Those preferring not to drive are also well catered for with Two Railway Stations offering rail connections to both Edinburgh and Glasgow and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



# McEwan Fraser Legal

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