



3H Melville Street  
FALKIRK | FK1 1HZ

  
**warners**  
solicitors & estate agents





## 3H Melville Street

INSERT DISTRICT | FALKIRK | FK1 1HZ

This generously proportioned two bedroom top-floor apartment is ideally situated just moments from Falkirk's excellent local amenities, offering an exceptional opportunity for first-time buyers and savvy investors alike.

Boasting high ceilings and an abundance of natural light, the property provides a bright and airy living space. A standout feature of the lounge is the impressive bay window, which floods the room with light and offers an attractive outlook to the front of the property.

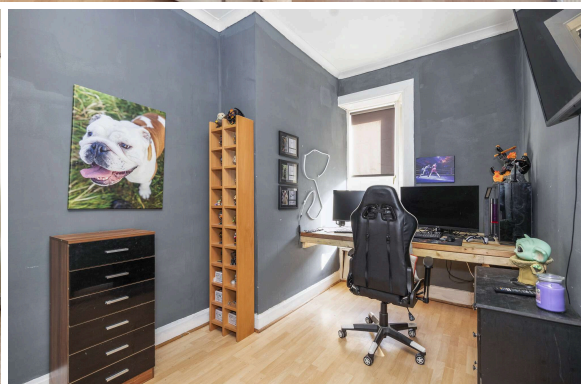
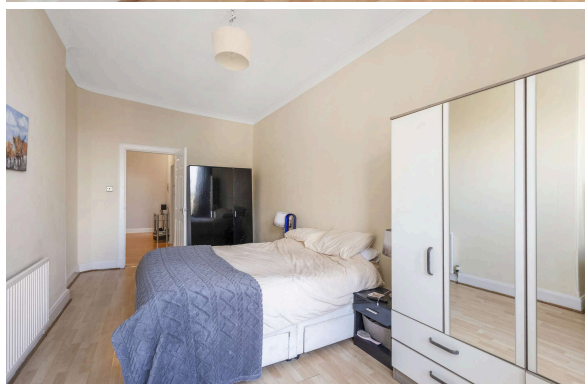
The well-appointed kitchen benefits from ample storage and sufficient space for essential appliances, ensuring both practicality and convenience. Both bedrooms are generously sized, and feature additional space for freestanding furniture.

Completing the accommodation is a well presented bathroom, equipped with a white three-piece suite, shower over bath.

The property further benefits from gas central heating, double glazing and there is a good sized storage cupboard off the welcoming hallway. Perfectly positioned, the flat offers easy access to a wealth of local amenities, with Grahamston train station just a short walk away, making it an excellent choice for commuters.

- Generously sized two bedroom top floor apartment in the heart of Falkirk.
- Welcoming hallway with good sized storage cupboard
- Bay windowed light and spacious living room
- Well-equipped kitchen
- Two good sized bedrooms
- Bathroom with white three piece suite
- Gas central heating and double glazing
- Permit parking available

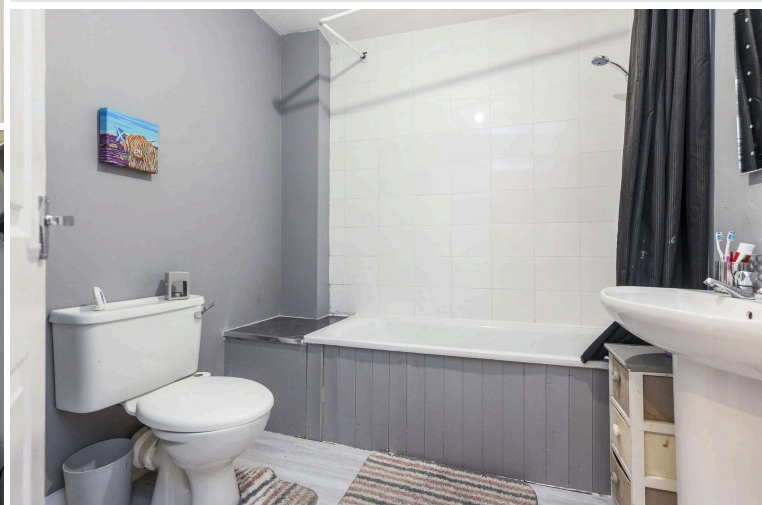
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



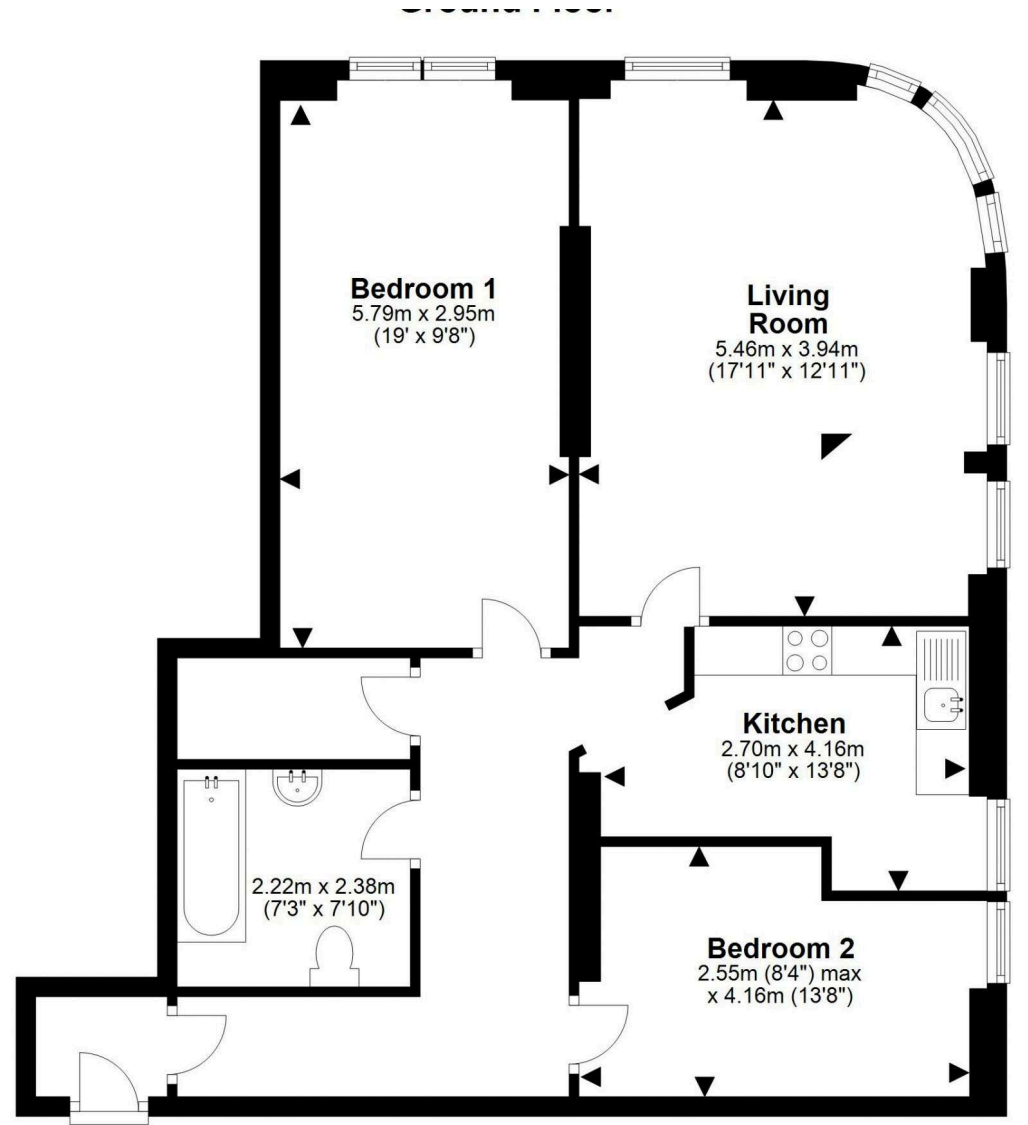
The bustling town of Falkirk lies in the heart of the central belt and boasts a thriving centre offering a superb variety of shops and other amenities to its residents, many of which lie in and around the pedestrianised High Street. An abundance of bars, cafes and restaurants are provided. For the commuter, Grahamston Railway Station is within easy reach, with Falkirk High Station lying a little further afield. There is easy access to the central motorway network including the M9 and Kincardine Bridge. Many buildings of historic interest can be found within the town such as the impressive Callendar House. The town's Falkirk Wheel tourist attraction links the Union Canal to the Firth and Clyde Canal.

EPC D, Council tax C. There is no factor for this property.

Extras included in this sale are the cooker and wardrobes from bedroom 1.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

