



4 Mathew Court

Grangemouth FK3 8JH

Offers Over £109,995

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented, two bedroom ground floor flat. The property provides well maintained accommodation throughout and further benefits from residents parking to the rear. It is ideally situated in the heart of Grangemouth offering convenient access to a wide range of local amenities, shopping, schooling at all levels and excellent road links to Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position. Early/flexible entry is available with no onward buying involved.

- **Entrance hallway**
- **Spacious bay window lounge**
- **Modern kitchen**
- **Two bedrooms**
- **Bathroom**
- **Residents parking**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: TBC**

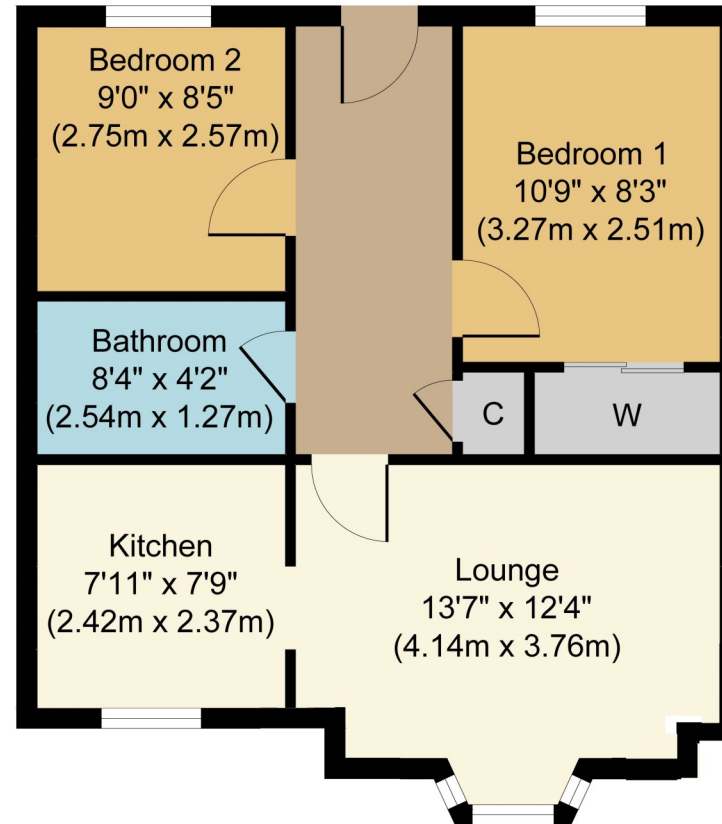
Extras: All floor coverings, blinds and light fittings. Washing machine and fridge freezer. No warranted/ guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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