



Hawthorn Street, Grangemouth, FK3 8NB

welcome to

Hawthorn Street, Grangemouth

An impressive & deceptively spacious, two bedroom upper flat which offers well-proportioned accommodation, whilst also benefitting from its own main door access. The property is ideally situated in a popular residential area & viewing is highly recommended to truly appreciate all that this lovely flat has to offer.



This charming flat will have broad appeal to a wide demographic of potential buyers & initially comprises of its own main door access into an entrance hallway, with stairs then leading up to the living accommodation. Immediately drawing you in, is the spacious Sitting Room, which is a real stand-out feature & is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day. Conveniently located off the Sitting Room is one of the Bedrooms, however this room could also be adapted to alternative usage, depending on your lifestyle needs. Retracing your steps back to the upper Hallway you will find the Principal Bedroom & a modern Shower Room, comprising of a shower cubicle, wc & wash hand basin. Concluding the accommodation on offer is the modern Kitchen; tastefully tailored with an array of wall & base units plus fitted worktops; the Kitchen certainly provides convenience & ample storage. The home is well-presented throughout with bright fresh decor; whilst the property further benefits from gas radiator heating & handy storage provisions can be found throughout the flat.

Externally & to the front, there is a driveway providing off road parking convenience, whilst the rear garden is a further stand-out feature of the home, with an attractive private garden offering a gravelled seating area, lawn & timber shed.

Grangemouth offers a good range of local amenities to include shops, schools & leisure facilities whilst also being ideally situated for convenient access to the M876/M9 offering handy access to Glasgow, Edinburgh, Stirling and beyond.

Entrance Hallway

Sitting Room

15' 3" x 11' 9" (4.65m x 3.58m)

Kitchen

11' 1" max x 5' 8" max (3.38m max x 1.73m max)

Bedroom

12' 4" x 8' 5" (3.76m x 2.57m)

Bedroom

12' 5" x 12' 1" (3.78m x 3.68m)

Shower Room



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welcome to

Hawthorn Street, Grangemouth

- Upper Two Bedroom Flat, with own main door access
- Deceptively spacious accommodation
- Spacious Sitting Room
- Kitchen
- Modern Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110741 - 0002

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