










Offers Over

**£180,000**

## 19 Grampian Crescent

Grangemouth | Falkirk | FK3 0DH

An excellent opportunity has arisen to purchase this link-detached bungalow with private garden and garage, quietly situated within a popular residential development within the popular area of Grangemouth close to schooling, transport links and local amenities.

-  3 Bedrooms
-  1 Public Room
-  2 Shower Rooms
-  Garage & Driveway
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band – D



## Description

The property offers excellent potential to create a comfortable family home in a quiet and well-established residential location. Now requiring upgrading and modernisation, it provides generous and flexible accommodation arranged over one level. In brief the accommodation comprises; welcoming space entrance hallway with storage, generously proportioned reception/ dining room, fitted kitchen, light and airy principal bedroom with en-suite WC, two further bedrooms with storage, a rear porch providing direct access to the rear and two shower rooms.



## Extras

All fitted floor coverings and the integrated oven and hob will be included in the sale.

## Gardens and Garage

To the rear of the property there is a good sized fully enclosed private garden which is mainly laid to patio for ease of maintenance. To the front there is a further area of garden ground together with driveway and a single garage with up and over door.

## Viewing

Please contact Neilsons on 0131 625 2222.





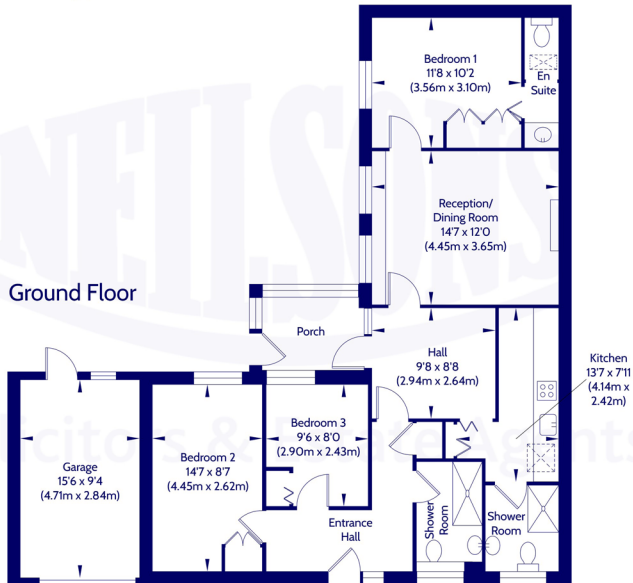
## Location

The property is quietly situated within a popular residential area of Grangemouth, and enjoys easy access to a wide range of local amenities, good schooling and excellent transport links. The property is ideally placed to take advantage of local open green spaces, adding to the appeal for the families. The property is well placed to take advantage of the close proximity to major road links, including the M9/M8 motorway network linking to Edinburgh, Glasgow and beyond.





Approx. Gross Internal Floor Area 89 Sq M / 954 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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