

5 Balmoral Street

Falkirk FK1 5HE

Offers Over £TBC

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, three bedroom semi detached villa. The property boasts well proportioned accommodation throughout with ample storage, and garden ground to the front and rear. It further benefits from ample off street parking. It is located within a well established and popular residential location, within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both 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 chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Kitchen**
- **Three bedrooms**
- **Shower room**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: TBC**

Extras: tbc

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

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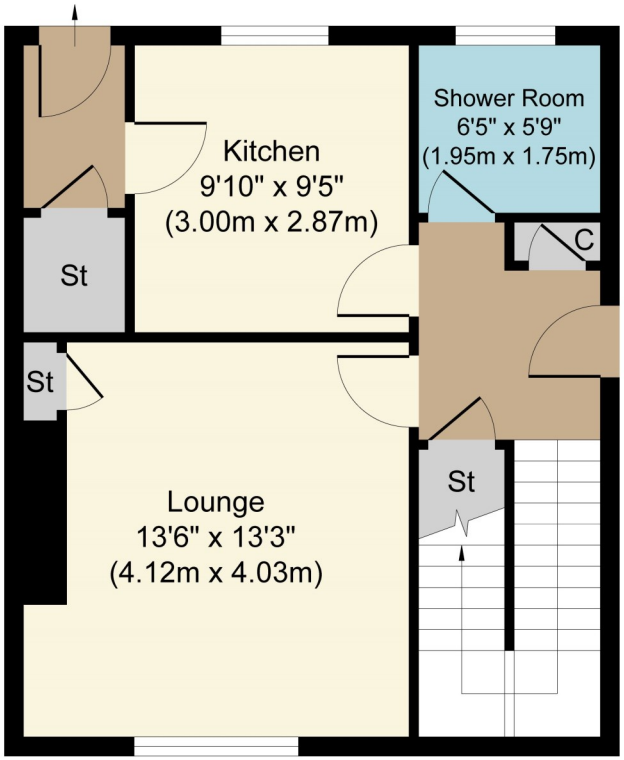
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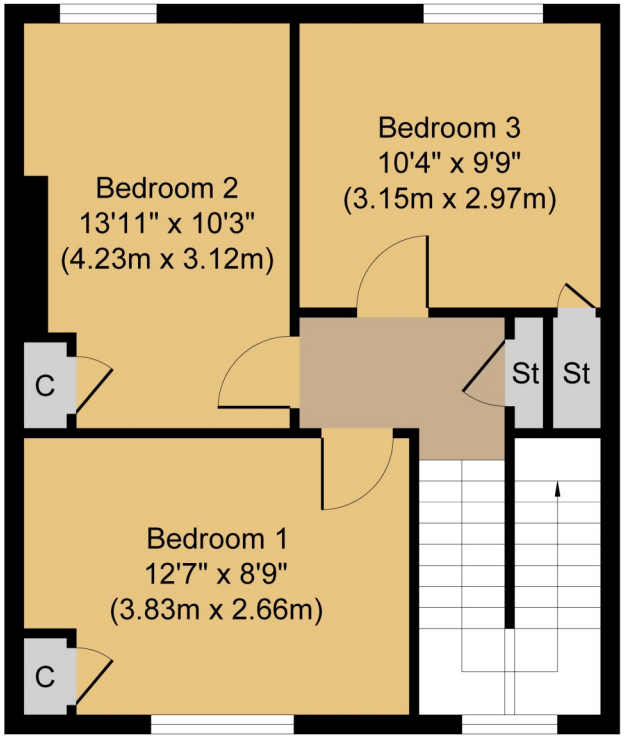








Ground Floor



First Floor

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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