



O'MALLEY
PROPERTY

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26 Brown Crescent
Falkirk, FK2 9FC

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Description

O'Malley Property are pleased to present to the market this well proportioned two bedroom terraced home, ideally located within Brown Crescent, Falkirk.

Upon entering the property, you are welcomed into a spacious vestibule which creates a great first impression and provides access into the main living area, and the upper level of the property. The bright and comfortable living room offers an inviting space for everyday relaxation and entertaining. From the living room, there is access through to the kitchen, which is fitted with a range of wall and base units along with ample worktop space. The kitchen leads on to a separate utility room, which incorporates a convenient downstairs W/C, which offers additional storage, and provides access out to the rear garden.

The upper level of the property comprises two spacious bedrooms, both of which benefit from built in storage, providing practical and organised living space. Completing the first floor is the family bathroom, fitted with a three piece suite including a bath, wash hand basin and W/C.

Externally, the property benefits from a great sized, fully fenced rear garden, providing a private outdoor space to enjoy. To the front, residents' parking is available directly outside the property, adding to the overall convenience of this home.



“Spacious Property”

Location

Brown Crescent, Redding is a popular residential area with excellent day-to-day convenience. A wider range of shops, supermarkets, cafés, leisure facilities and well-regarded schools can be found nearby in Falkirk and surrounding areas. For commuters, Polmont Train Station is close at hand with regular services to Edinburgh and Glasgow, while the M9 is easily accessible. The area also enjoys easy access to countryside walks and local attractions including the Falkirk Wheel and canal paths.

Lounge

13'1" x 11'0"

Kitchen

10'5" x 10'5"

Utility

7'4" x 5'6"

Master Bedroom

13'1" x 9'8"

Bedroom 2

13'1" x 9'7"

Bathroom

9'6" x 6'6"

Home Report

The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale.

Property Misdescriptions Act 1991

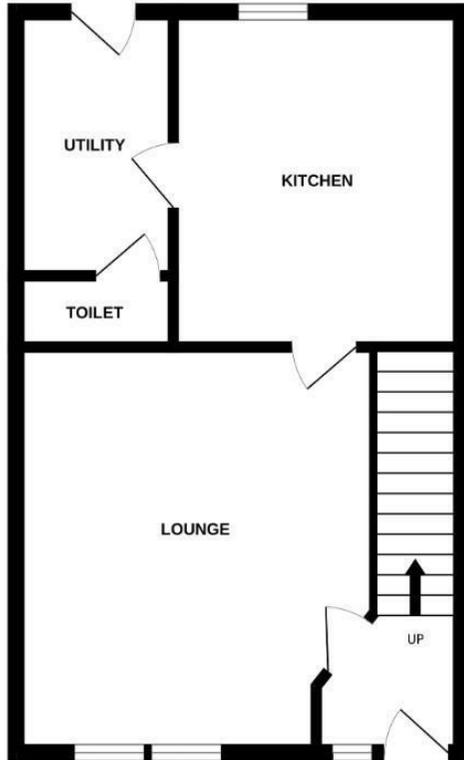
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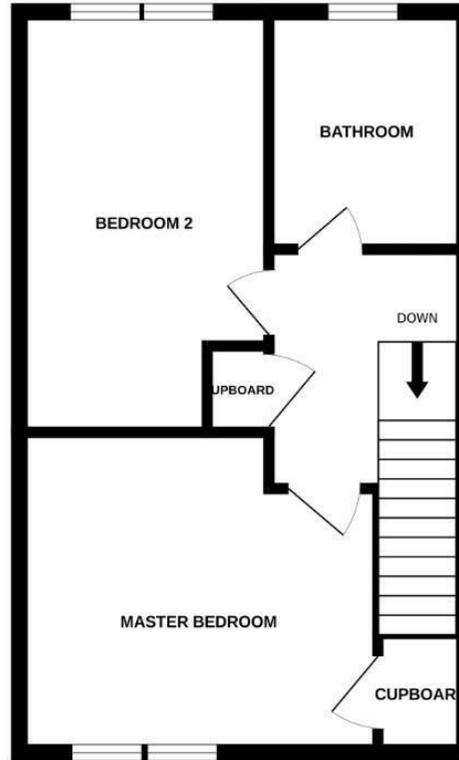
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GROUND FLOOR



1ST FLOOR



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