

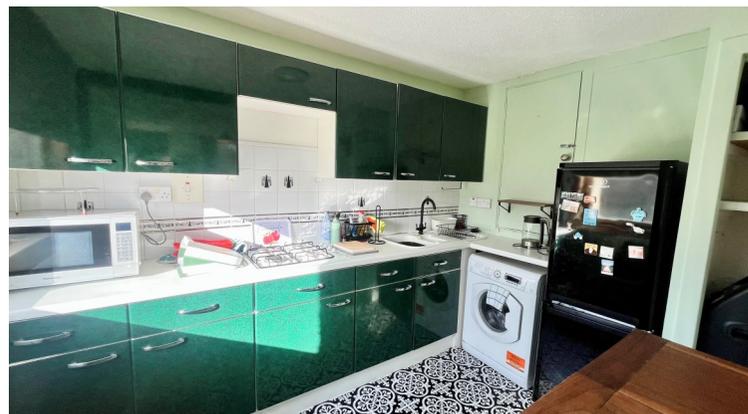


Flat 1/1 Eastburn Tower

Falkirk FK1 1TU

Offers Over £84,995

Caesar & Howie
Solicitors & Estate Agents



1/1 Eastburn Tower

Eastburn Drive, Falkirk, Fk1 1TU

This is a rare opportunity to purchase a spacious two bedroom first floor flat within 'Eastburn Tower' which is located on the doorstep of Callander Park. The property boasts an open plan lounge/kitchen, two generous bedrooms, a modern shower room and ample storage throughout. It also benefits from a secure entry system, ample residents parking and attractive surroundings. It is ideally located within easy reach of all local amenities, 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.

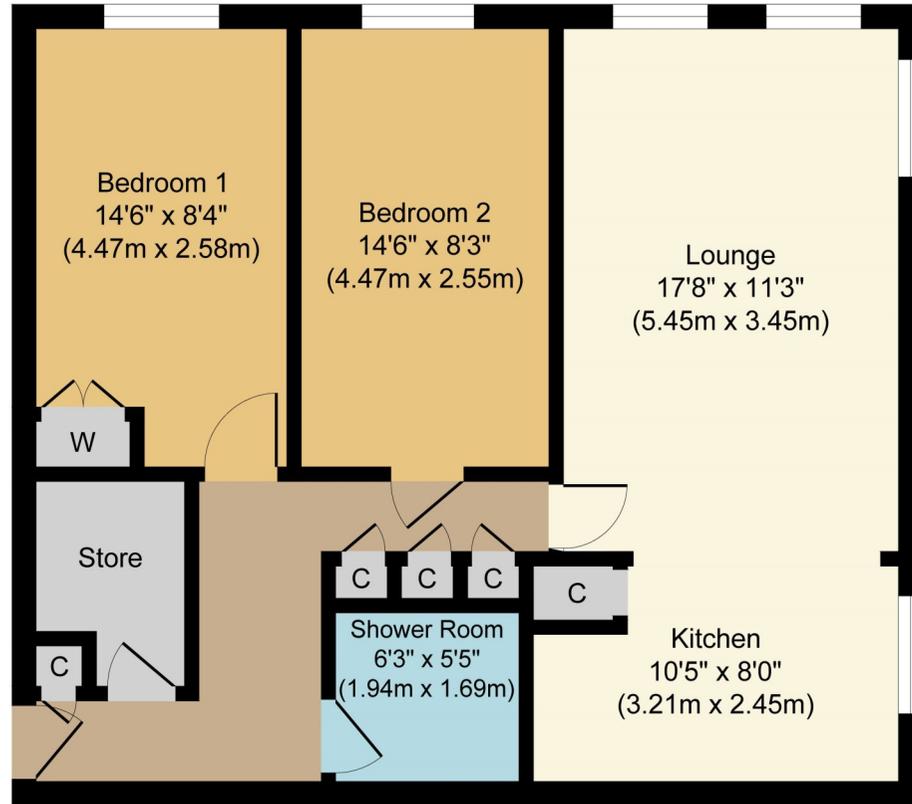
- **Entrance hallway**
- **Spacious lounge**
- **Kitchen & utility room**
- **Two bedrooms**
- **Modern bathroom & W.C.**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: C**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, blinds and light fittings.

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.