



46 Grangeburn Road, Grangemouth

Offers Over £85,000



46 Grangeburn Road

Grangemouth

This bright and well-presented two-bedroom home offers spacious accommodation throughout, finished in neutral décor and ready to move into. The property comprises a welcoming entrance hallway, a generous lounge with a feature electric fire, a modern fitted kitchen with direct access to the rear garden, two well-proportioned double bedrooms, and a stylish contemporary shower room.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



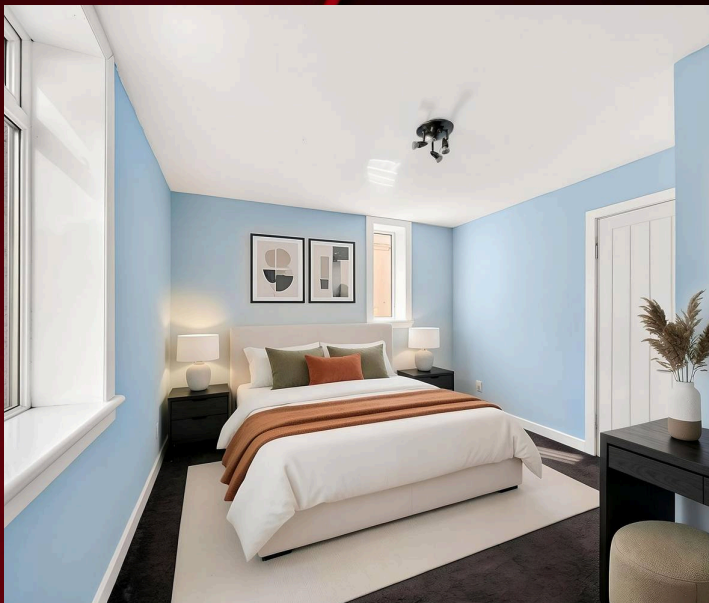
Hallway

Entered via a white uPVC front door featuring an attractive oval glazed panel, the welcoming T-shaped hallway provides access to the lounge, kitchen, bathroom, and Bedroom One. The hallway is finished with white-painted walls and a grey fitted carpet, creating a bright and neutral first impression. Additional features include a large radiator, two useful storage cupboards, and a central ceiling pendant light.

Bedroom One

10' 10" x 11' 1" (3.31m x 3.39m)

A bright and spacious double bedroom benefiting from dual-aspect windows to the front and side of the property, allowing an abundance of natural light to fill the room. The décor comprises light blue painted walls complemented by a grey fitted carpet. Additional features include a chrome triple spotlight fitting, a small radiator. There is ample space for a double bed and a range of freestanding bedroom furniture, making this a comfortable and versatile room.





Bedroom Two

12' 5" x 8' 2" (3.78m x 2.50m)

A spacious double bedroom overlooking the rear of the property through a medium-sized window, providing a pleasant outlook and good levels of natural light. The room is presented with white painted walls and a grey fitted carpet, creating a bright and neutral finish. Additional features include a triple spotlight fitting and a medium-sized radiator. Offering ample space for a double bed and a range of freestanding bedroom furniture, this well-proportioned room is accessed directly from the lounge.

Bathroom

6' 4" x 7' 0" (1.94m x 2.14m)

A stylish and contemporary bathroom fitted with a spacious walk-in shower featuring a glass screen, chrome mains-fed mixer shower, and rainfall shower head. The suite also comprises a white WC and a white wash hand basin with a modern waterfall mixer tap, set within a practical vanity storage unit. The room is finished with striking grey concrete-effect wet wall panels extending from floor to ceiling, complemented by grey tile-effect flooring. A white and chrome PVC ceiling with inset spotlights enhances the modern feel, while a chrome heated towel rail provides comfort and convenience. A rear-facing window allows natural light and ventilation, completing this well-presented bathroom.

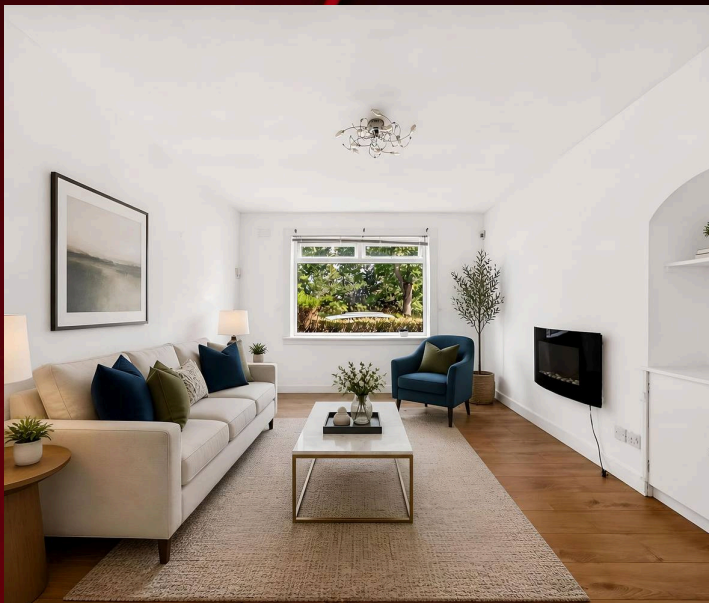




Lounge

15' 0" x 11' 8" (4.57m x 3.56m)

A generously proportioned and beautifully bright reception room featuring a large front-facing window that floods the space with natural light. Finished with white painted walls and attractive oak-effect laminate flooring, the room offers a stylish and versatile living area. Additional features include a contemporary wall-mounted electric fire, a chrome flush ceiling light fitting, and a large radiator. A built-in alcove incorporating a useful storage cupboard and shelving provides practical storage, while an internal door gives access to Bedroom Two.





Kitchen

13' 0" x 8' 5" (3.96m x 2.57m)

A bright and spacious kitchen fitted with an excellent range of white base and wall-mounted units, complemented by grey and black speckled laminate worktops and a contemporary light teal splashback. The kitchen is equipped with a gas hob, electric oven, chrome extractor hood, and a one-and-a-half bowl stainless steel sink with drainer and mixer tap. There is dedicated space for a washing machine, tumble dryer, and freestanding fridge freezer. Natural light is provided by a rear-facing window, while a fully glazed uPVC door offers direct access to the rear garden. Finished with white painted walls, a grey tile-effect laminate floor, a large radiator, and a white flush ceiling light, this well-appointed kitchen provides a practical and attractive space for everyday living.





Rear Garden

The fully enclosed south-facing rear garden is bordered by fencing and features a large paved patio area, ideal for outdoor seating and entertaining. A grass area and mature tree provide additional greenery, while a gate offers convenient access to the side of the property.

Front Garden

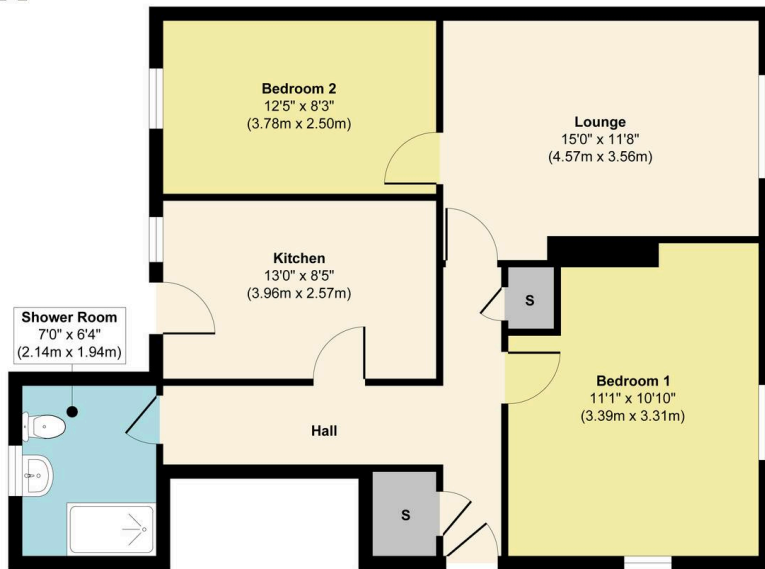
The front garden is enclosed by a hedge and features a metal gate providing access to a pathway leading to the main entrance door. A small chipped area adds to the low-maintenance appeal of the garden.

On street Parking

There is no private parking available, however there is on-street parking to the front of property.



46 Grangeburn Road, Grangemouth, FK3 9AN



Floor Plan

Approx. Gross Internal Floor Area 728 sq. ft / 67.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

