



Solicitors & Estate Agents



Offers Over

£62,500

11 Victoria Road

Falkirk | FK2 7AU

This beautifully presented ground floor flat has been thoughtfully upgraded to offer stylish, modern interiors throughout, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. Recently enhanced with a newly installed kitchen and bathroom, together with fresh neutral décor, the property is ready to move into and enjoy from day one.



1 Bedroom



1 Public Room



1 Bathroom



On Street Parking



Communal Rear Gardens



EPC Rating – D



Council Tax Band - A



Description

The accommodation begins with a welcoming vestibule entrance leading into a bright and spacious open-plan living area. The front-facing reception space provides an inviting setting for relaxing and entertaining, while the newly fitted kitchen has been designed with both style and practicality in mind. It features contemporary grey wall and base units, integrated electric hob, oven and extractor hood, complemented by generous worktop space and a neutral colour palette that creates a light and airy feel throughout. Positioned to the rear of the property, the generous double bedroom offers a peaceful retreat and benefits from fitted carpeting together with a built-in wardrobe providing excellent storage. Beyond the bedroom is a practical utility area and additional storage space, adding further convenience to the home's well-planned layout. The newly installed bathroom has been finished to a high standard and comprises a contemporary white three-piece suite with an electric shower over the bath. Easy-care acrylic wet wall panelling provides a smart, low-maintenance finish.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances (sold as seen) and fitted floor coverings.

Gardens & Parking

Externally, residents have access to a large, well-maintained communal garden, featuring expansive lawned areas and patio seating spaces, ideal for enjoying the outdoors. On-street parking is available nearby, adding further convenience to this attractive property.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Victoria Road is situated within an established residential area of Falkirk, conveniently positioned for access to the town centre and a wide range of local amenities. The surrounding area provides an excellent selection of everyday shopping facilities, with supermarkets, independent shops, cafés and essential services all readily accessible, while Falkirk town centre offers an extensive choice of retail, leisure and dining opportunities. The location is particularly well placed for transport links, with Falkirk Grahamston railway station approximately 0.3 miles away, providing regular rail services to Edinburgh, Glasgow and other destinations. There are also regular local bus services, while the surrounding road network provides convenient access to the wider central Scotland area. The area also benefits from a variety of recreational and leisure facilities, with the wider Falkirk area offering numerous parks, sporting facilities and attractions, including the renowned Falkirk Wheel and the Forth & Clyde Canal.

Overall, Victoria Road offers a convenient and well-connected location, combining the benefits of established residential surroundings with easy access to Falkirk town centre, local amenities and excellent transport links, making it an attractive location for a wide range of buyers





Approx. Gross Internal Floor Area 40 Sq M / 431 Sq Ft.

Ground Floor



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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