

O'MALLEY

57 Livingstone Drive
Falkirk, FK2 9JP

omalleyproperty.com
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Description

FIXED ASKING PRICE

O'Malley Property are delighted to bring to the market this modern and versatile two bedroom family home, situated within Livingstone Drive, Falkirk.

The ground floor features a spacious lounge, providing a generous main living area, with plenty of natural light coming through for family entertaining and is completed with a High spec kitchen, fitted with a range of wall and base units. This kitchen offers good levels of storage and workspace, with a separate door to access the garage.

Upstairs, the property offers Two bedrooms, with the generous master bedroom benefiting from natural sunlight, with generous storage space. Bedroom two provides good sized accommodation, with a built in wardrobe. These rooms are flexible in use, suitable for sleeping accommodation or a home office. The family bathroom offers a good sized bathroom, comprising of a sink, W.C and a shower over the bath tub.

This property also benefit's from a new boiler fitted less than a year old.

The rear garden is slabbed and designed for low maintenance, offering space for outdoor seating. The property also benefits from a private driveway providing off street parking, with private garage attached.

“Spacious Property”

Lounge
14'4" x 13'2"

Kitchen
16'5" x 7'1"

Master Bedroom
13'1" x 9'11"

Bedroom 2
11'7" x 10'0"

Bathroom
5'5" x 5'11"

Misdescriptions Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

Home Report
The home report is available upon request. Contact our team today.

Fixtures And Fittings
All carpets, floor coverings, light fittings, white goods, are included in the sale. Furniture not included.



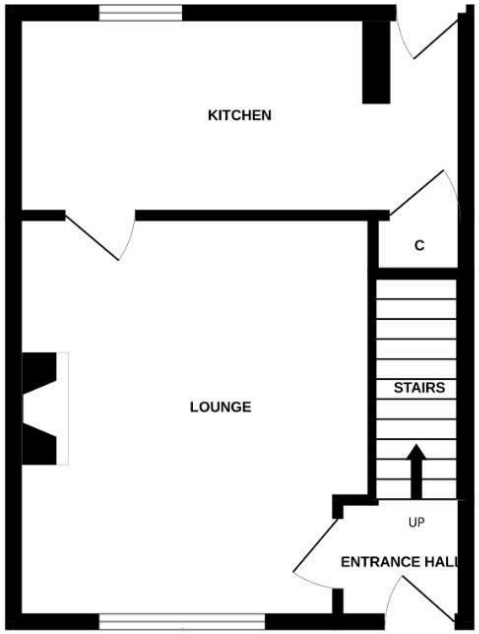




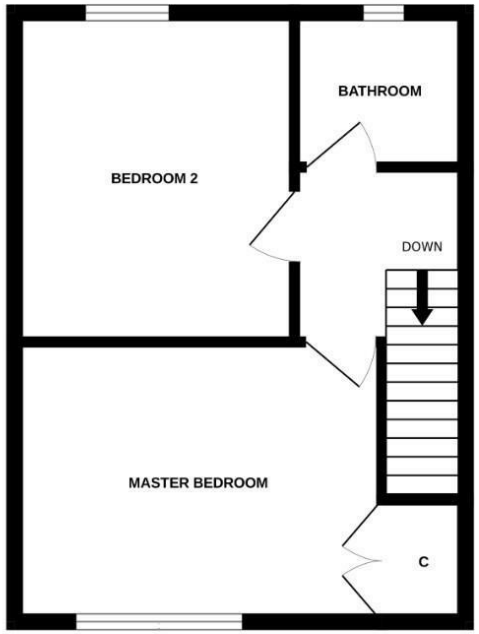
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GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

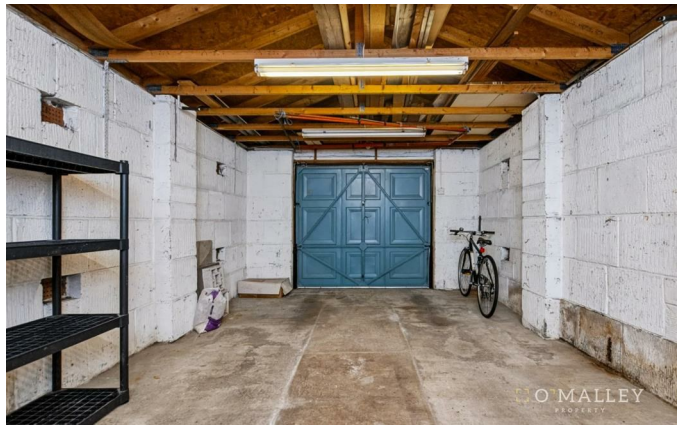


TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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