



2-BEDROOM END-TERRACED HOUSE  
WITH FRONT AND REAR GARDENS



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McEwan Fraser Legal is delighted

to present 8 Langlees Street.

Welcome to this charming

2-bedroom end-terraced house,

offering a wonderful opportunity

for buyers seeking a home with

renovation potential.

Upon entry, a welcoming

vestibule and hallway provide

access to the ground-floor

spaces, with stairs leading to

the upper floor. The spacious

lounge, complete with a cosy

feature gas fireplace, provides

a comfortable space to relax or

entertain, with enough room to

accommodate a dining table as

well.





The kitchen is a standout feature of this property, boasting a modern, fresh design with sleek white wall and base units, ample storage, and a convenient cupboard. In excellent condition, the kitchen also offers direct access to the rear garden, perfect for those who enjoy outdoor dining or gardening.





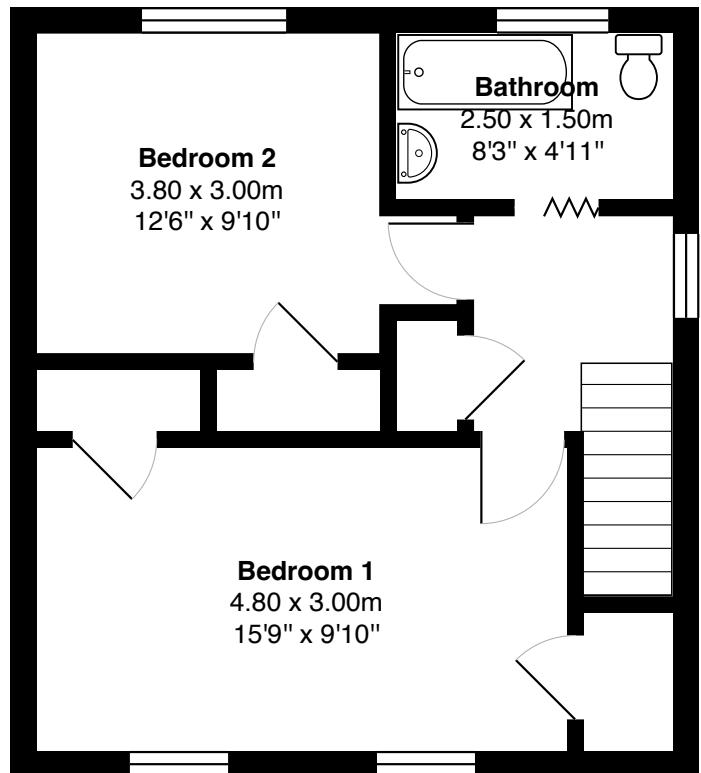
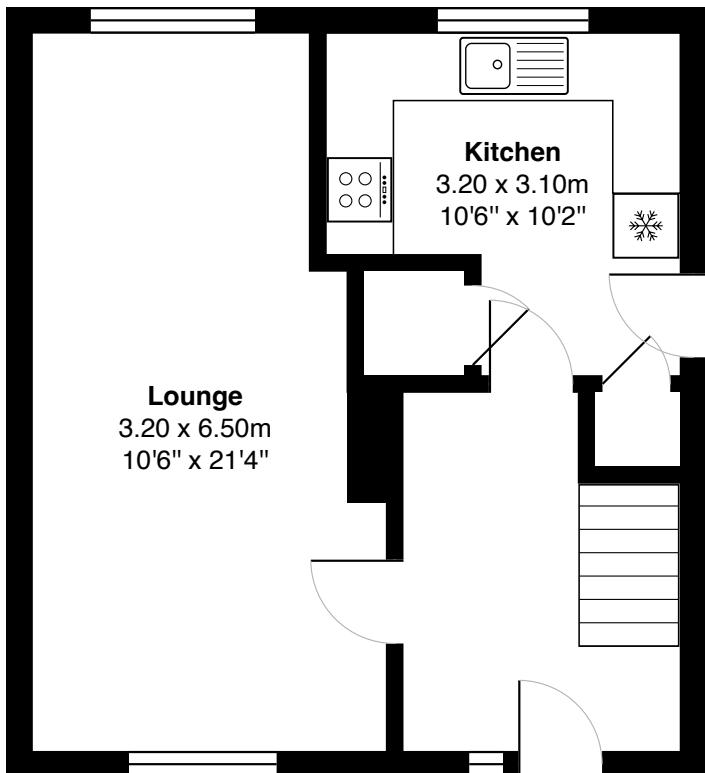
Upstairs, the property includes two well-proportioned bedrooms, both with built-in storage to help keep things organised. The bathroom, while functional, presents an opportunity for updating and could be transformed to suit your personal style.





## Bedroom 2





Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: C

## Floor Plan

The home benefits from gas central heating, double glazing, and excellent storage throughout. Outside, the property enjoys front and rear gardens and a driveway, offering both pleasant outdoor spaces and off-street parking.



The property offers the perfect opportunity for someone to put their own flair on their new home and create a space uniquely tailored to their tastes.





Langlees, Falkirk is a welcoming residential area situated in the northern part of Falkirk, Scotland. Known for its strong community spirit and convenient amenities, Langlees offers a blend of urban and suburban living. The area features a variety of local shops, parks, and schools, making it an ideal choice for families and individuals alike.

With excellent transport links, Langlees provides easy access to Falkirk's town centre, where residents can find a wider range of shops, restaurants, and recreational facilities. The nearby M9 motorway connects the area to larger cities such as Edinburgh and Glasgow, enhancing its appeal for commuters. Langlees also boasts green spaces and parks, perfect for outdoor activities and leisurely strolls. The neighbourhood is characterised by a mix of housing styles, including traditional homes and modern developments, catering to diverse preferences and budgets.

Overall, Langlees is a vibrant community that offers both comfort and convenience, making it a great place to call home in Falkirk.

## The Location

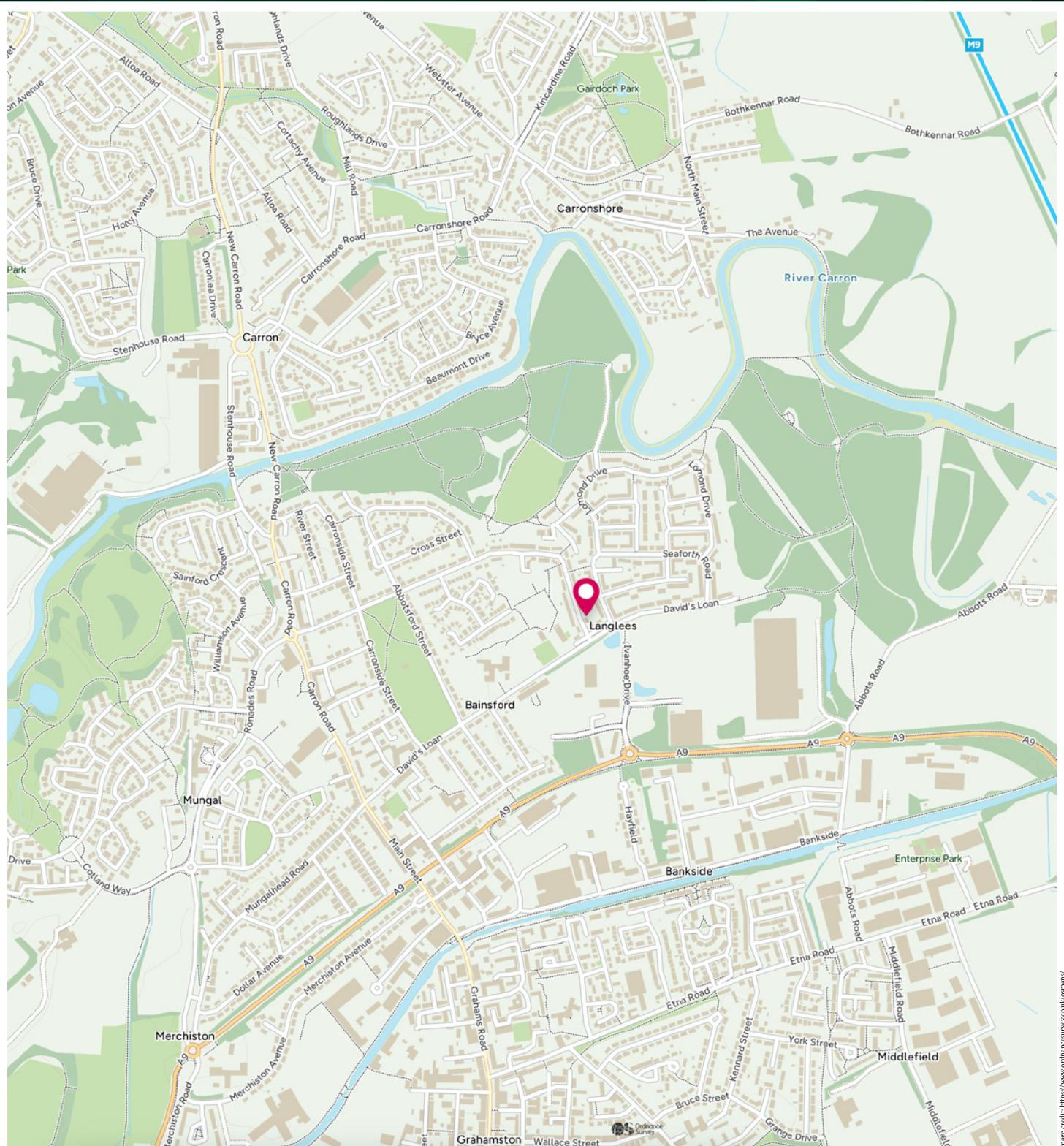


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