



CastleBrae
SALES & LETTING

41A GRANGEBURN ROAD, GRANGEMOUTH, FALKIRK,
FK3 9AA
£70,000





Castlebrae are pleased to present this well-proportioned one-bedroom first-floor apartment, ideally suited to first-time buyers, downsizers, and buy-to-let investors, located within a traditional red sandstone building on Grangeburn Road, Grangemouth.

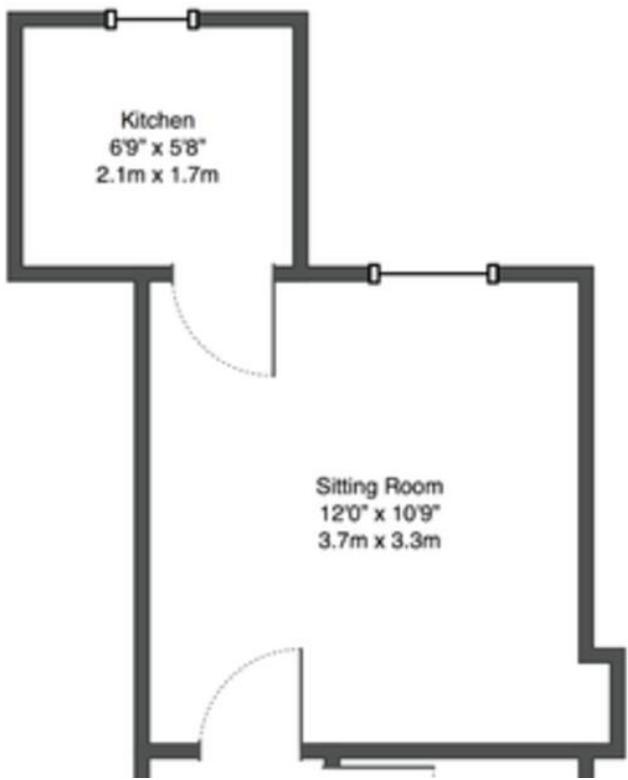
The property benefits from an attractive red sandstone exterior and retains much of its period charm, including high ceilings that create a bright and airy feel throughout. Accessed via a communal stairwell, the apartment offers comfortable and practical living accommodation.



Internally, the property comprises a spacious lounge with a large window allowing for excellent natural light. The modern fitted kitchen is finished to a contemporary standard, offering a good range of base and wall units with contrasting worktops and appliances.

The bedroom is a generous double and benefits from built-in storage, providing excellent wardrobe space. The accommodation is completed by a well-presented bathroom fitted with a three-piece suite.

Further benefits include gas central heating, double glazing, and neutral décor throughout, allowing the property to be occupied immediately.



Grangemouth is a popular and well-established town, particularly favoured by commuters due to its excellent access to surrounding arterial routes and motorway networks, providing convenient links to Stirling, Fife, Edinburgh, Glasgow, and Falkirk. A wide range of local amenities, shops, and public transport links are also close by.

Early viewing is recommended to appreciate the space, character, and versatility this attractive

