

first for homes

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Contact Allan England's Team
01592 752 944



Lomond Crescent, Falkland
Offers over £114,995

Lomond Crescent, Falkland

Beautiful Move-In Ready 2-Bedroom Upper Apartment in Falkland with Driveway & Gardens and Wonderful Views Over Falkland Hill!

Allan England's award-winning team at First For Homes are proud to welcome to the market this bright and spacious two-bedroom upper apartment which is located in the highly sought-after village of Falkland. An excellent opportunity for first-time buyers/downsizers or investors alike. The property boasts true move-in condition and offers well-proportioned accommodation throughout, comprising welcoming entrance hall, spacious lounge, modern kitchen, 2 generous double bedrooms, and modern shower-room. Built in Storage Cupboards. Attic. Boiler installed 2021. Externally, the property benefits from a driveway to the side for approx 2 cars. Lovely rear gardens with laid to lawn area, left chipped area, shared path, gate and drying area. Walking distance to local village whereby amenities are on your doorstep. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Home Report Value: £118,000

EPC Rating: C

Council Tax Band: A

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Falkland is one of the most attractive small Towns in Scotland. Nesting at the foot of Lomond Hills and surrounded by rolling countryside. It is one of the most picturesque and atmospheric small Towns in Scotland, known locally as The Village. It does of course boast Falkland Palace, which was once the Hunting Lodge of the Stewart Kings and Mary, Queen of Scots, now run by the National trust. It nestles amongst the 17th and 18th Century houses and small cobbled streets. The village of Falkland is very well placed for access to Cupar, Dundee and St. Andrews as well as Fife's charming East Neuk. Falkland also enjoys rapid access to Edinburgh by the main trunk road network which runs through west Fife and the city of Perth is only seventeen miles away with an excellent range of shops and professional services.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





SITUATION - FALKLAND

STAIRS TO UPPER LEVEL

HALLWAY

LOUNGE 15'2" x 12'1" approx (4.63m x 3.69m approx)

KITCHEN 11'9" x 5'9" approx (3.60m x 1.76m approx)

BEDROOM 1

11'9" x 11'8" approx (3.60m x 3.57m approx)

BEDROOM 2

12'11" x 9'4" approx (3.94m x 2.86m approx)

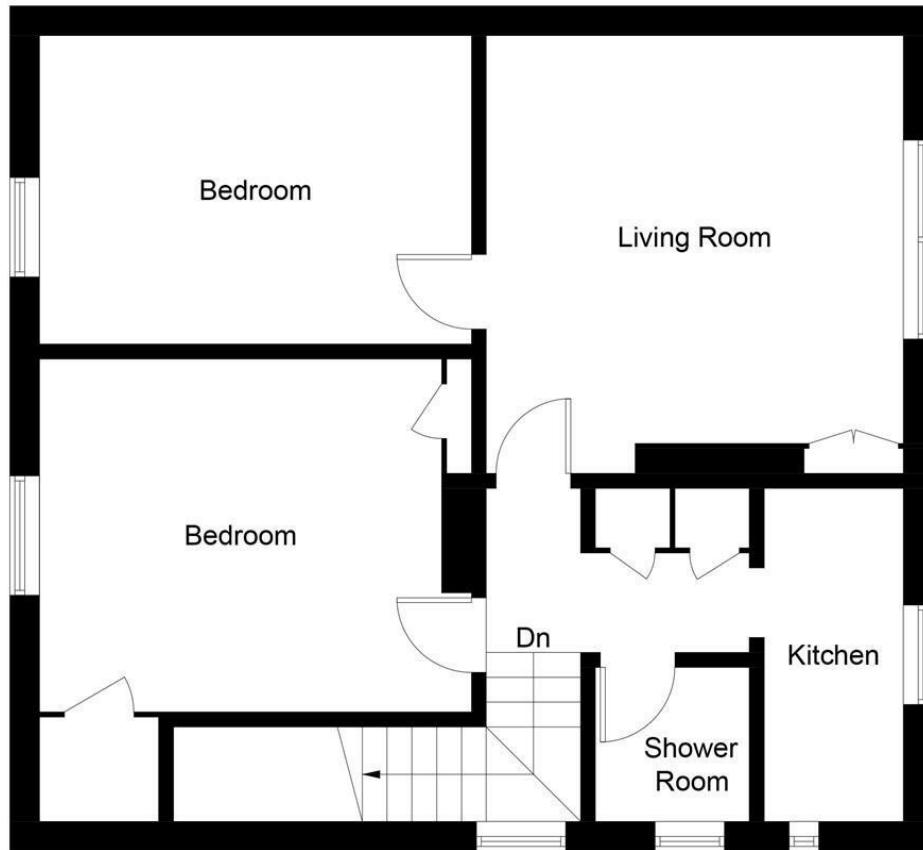
SHOWERROOM

DRIVEAWY TO SIDE (APPROX 2 CARS)

REAR GARDEN GROUNDS

INFORMATION





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296834)

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