



4 College Crescent, Falkirk

Offers Over £159,000



4 College Crescent

Falkirk, Falkirk

Well presented three bedroom terraced house with bright lounge, spacious kitchen, ground floor bathroom plus en suite, built in wardrobes, storage, and rear garden. Council Tax Band B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance hallway

The entrance hallway is bright and welcoming, with two large front facing windows positioned either side of the opaque front door, allowing plenty of natural light while maintaining privacy. The space features laminate flooring, a ceiling light and a radiator for comfort. From here there is access to the lounge, kitchen, bathroom and staircase to the first floor. The hallway also benefits from two excellent storage cupboards, providing practical and convenient space for everyday household items.

Lounge

14' 6" x 13' 2" (4.41m x 4.01m)

The lounge is a spacious and inviting reception room with a large front facing window that fills the space with natural light. Laminate flooring runs throughout, complemented by two wall lights and a radiator for comfort. A fireplace provides a central focal point, enhancing the character of the room. There is excellent floor space, allowing ample room for a range of freestanding furniture and creating a bright, comfortable living area.

Kitchen

14' 5" x 8' 10" (4.39m x 2.70m)

The kitchen is a well proportioned and practical space with a large rear facing window and an opaque back door providing direct access to the rear garden while maintaining privacy. The room features tiled flooring, ceiling spotlights and a radiator. There is an integrated oven, electric hob with extractor fan, and a sunk in sink with mixer tap. A washing machine and dryer are in place, along with ample cupboard storage and sufficient room for freestanding appliances such as a fridge freezer.





Bathroom

5' 9" x 6' 6" (1.75m x 1.99m)

The downstairs bathroom is fitted with an opaque rear window which allows natural light while preserving privacy. The room has tiled flooring, central ceiling lighting and a heated towel rail for added comfort. It is equipped with a WC, a sink and a bath with mixer tap and electric shower, offering a practical and functional space.

Landing

The landing has carpet flooring and a central ceiling light, with access to all three bedrooms and the loft.

Master bedroom

15' 1" x 9' 9" (4.61m x 2.96m)

The master bedroom is a generously sized double room with a large front facing window that brings in plenty of natural light. It features carpet flooring, a radiator and a central ceiling light. The room benefits from a built in wardrobe as well as an additional large storage wardrobe, offering excellent storage without compromising on too much space.





Bedroom 2

12' 4" x 8' 8" (3.77m x 2.65m)

Bedroom two is a bright double room with a large rear facing window that allow for an abundance of natural light. The room has carpet flooring, a radiator and a central ceiling light. A built in wardrobe provides useful storage, and there is ample space for additional freestanding furniture.

Bedroom 3

8' 11" x 8' 0" (2.72m x 2.45m)

Bedroom three is a well proportioned room with a large rear facing window that create a bright and airy feel. It features carpet flooring, a radiator and a central ceiling light. A built in wardrobe offers convenient storage, and the direct access to the en suite adds a highly practical element to the space.

En suite

4' 1" x 6' 3" (1.24m x 1.91m)

The en suite is a well sized and practical addition, fitted with laminate flooring and ceiling spotlights. It includes a WC, a sunk in wash hand basin and a mains shower. An extractor fan provides ventilation, making this a comfortable and functional space.





FRONT GARDEN

The front garden is laid with stone chips and features mature shrubs and plants, creating a neat and low maintenance outdoor space. There is a gas box in place, and the area offers clear potential to be converted into a driveway if desired.

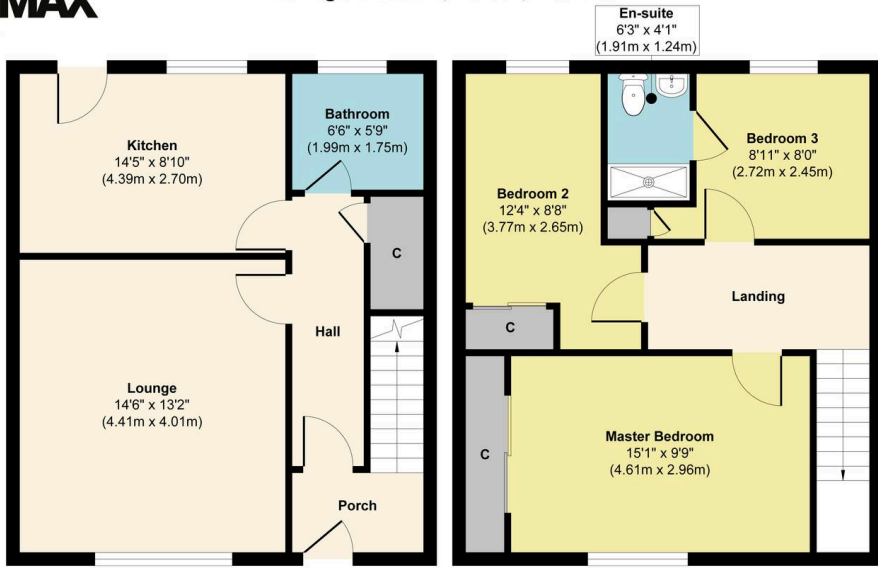
REAR GARDEN

The rear garden is a great size and offers a private outdoor space with a mix of grass, slabs, plants and shrubs. There is plenty of room for outdoor seating such as a table and chairs. A back gate provides access to a path, and there is also the benefit of an outside tap.

On street

No allocated parking space but plenty of on-street parking.





Ground Floor
Approximate Floor Area
472 sq. ft
(43.92 sq. m)

First Floor
Approximate Floor Area
472 sq. ft
(43.92 sq. m)

Approx. Gross Internal Floor Area 944 sq. ft / 87.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	75

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