

# 5 Longdales Court

FALKIRK, FK2 7EP



*This well presented 2 bedroom flat would suit a professional couple, first time buyer and even a canny Buy to Let investor*



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McEwan Fraser Legal are delighted to bring to the market this attractive two-bedroom apartment. Entry is gained through a communal hallway and stairwell with a secure entry system. The entrance hallway is bright with light grey walls and brown carpeting and further benefits from two large storage cupboards which can help to keep the property looking tidy.

# THE LOUNGE/DINER



The spacious lounge/diner features double aspect windows flooding this apartment with lots of natural light showcasing quality grey carpeting and turquoise walls and is a generous space that could accommodate various furniture configurations.



# THE KITCHEN



The spacious kitchen benefits from grey vinyl flooring and plenty of black worksurfaces featuring grey tiled splashback.

There are ample modern white base and wall mounted units, and features include a free-standing electric cooker, washing machine, dishwasher, and fridge freezer.

Terrific space for any aspiring chef to prepare a tasty meal.

The family bathroom features grey vinyl flooring and a modern grey suite and is further enhanced by a full-sized bath with a reliable Mira shower and quality glass screen over the bath.

The generously proportioned master double bedroom features built-in mirror wardrobes, quality blue carpet with grey walls and ample room for free standing furniture. Bedroom 2 is also generous in proportion and benefits from the same brown carpet as the hallway, tasteful grey walls, a large window overlooking the resident's car park and ample room for free-standing furniture.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





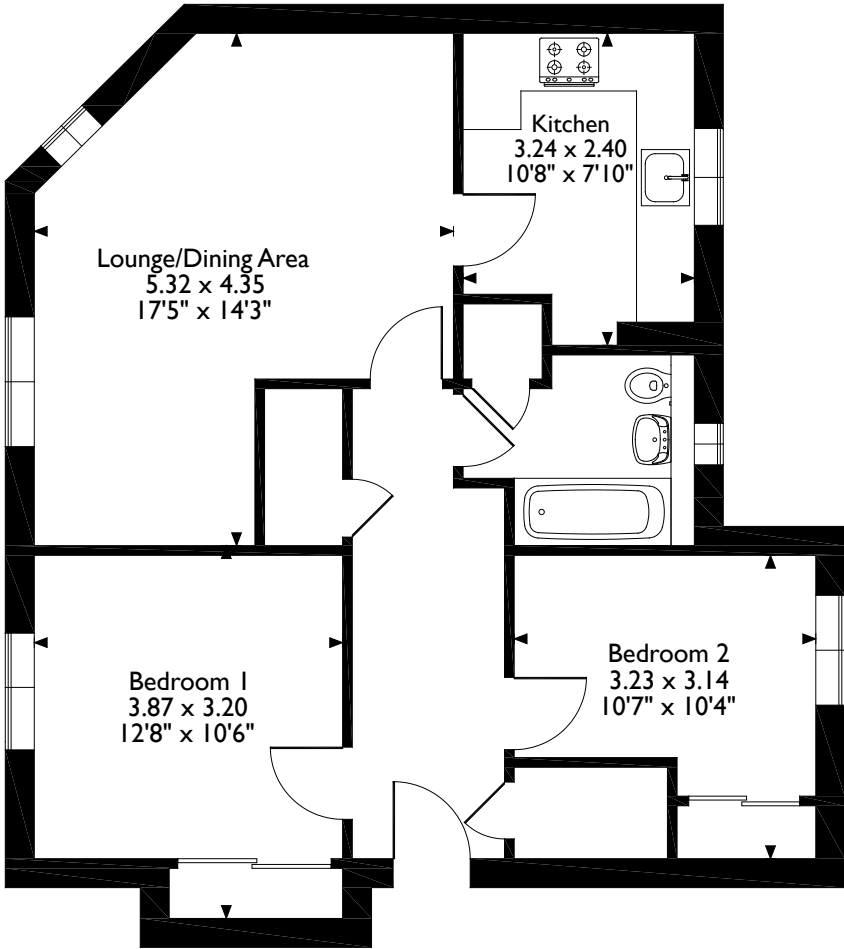
This spacious accommodation is kept warm and cosy with electric central heating and double glazing. Resident's parking is readily available to the rear of the property and on-street parking is in abundance. Early viewing is strongly recommended for what is sure to be a sought-after property in a popular location.

# EXTERNALS





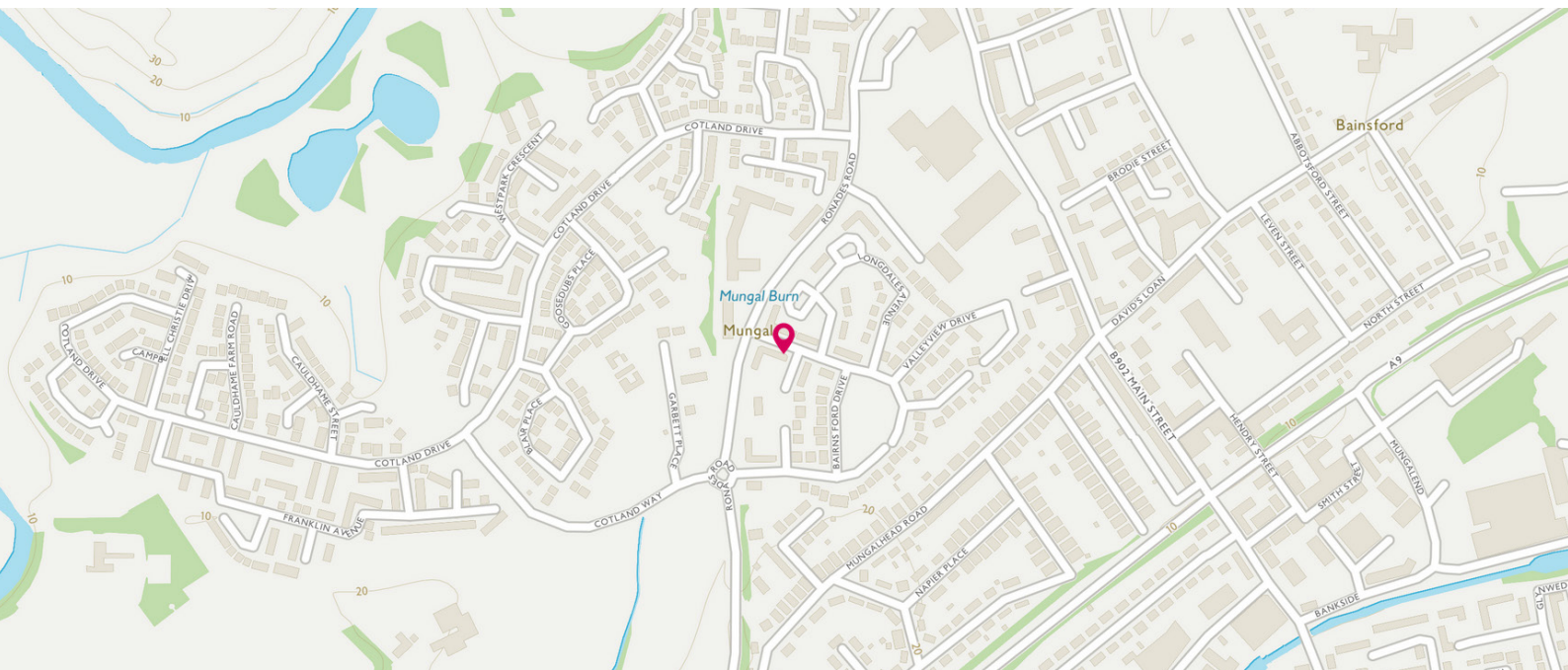
# FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Bainsford is a popular and thriving area approximately 1 mile north of the town of Falkirk. Camelon, Falkirk Grahamston and Larbert train stations are all a few minutes' drive away offering express trains services to both Glasgow and Edinburgh.







Educational needs are well served by a range of local primary and secondary schools as well as the nearby college. The Helix Park - home to the famous Kelpies statues - is approximately 1 mile away. The Town Centre is well served, by amenities and facilities covering a broad range of needs. From the nearby Retail Park to the historic pedestrianized precinct with shopping ranging from boutiques to supermarket chains, the area has something for most people. As well as a cinema, health clubs, bars and restaurants, the town also has a broad and diverse range of sporting, leisure, and recreational amenities along with many clubs and societies covering most levels of skills, tastes, and abilities. For those looking to commute further afield both Edinburgh and Glasgow International Airports can be reached in 45 minutes and 60 minutes respectively.



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