

16 Sinclair Place

FALKIRK, FK2 7QR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Attractive 2-bedroom house in a
popular location within Falkirk*



McEwan Fraser Legal are delighted to present to the market this attractive 2-bedroom house in a popular location within Falkirk. There is a bright entrance vestibule leading to a bright hallway with modern grey laminate and a grey carpeted stairway leading to the upper accommodation.

THE LOUNGE



The spacious lounge benefits from a large window to the front, flooding this area with lots of natural light and this flexible apartment would suit a variety of furniture combinations. This room also benefits from modern grey laminate and there is a large under-stair storage cupboard to help keep the accommodation tidy.

THE KITCHEN



The spacious breakfasting kitchen boasts a quartz 2-sided breakfast bar complementing the generous worksurface and benefits from a modern grey composite sink with mixer tap, ample modern grey base and wall mounted units, grey splashback over modern electric hob and oven, a free-standing fridge freezer and patio doors leading out to a lovely back garden.



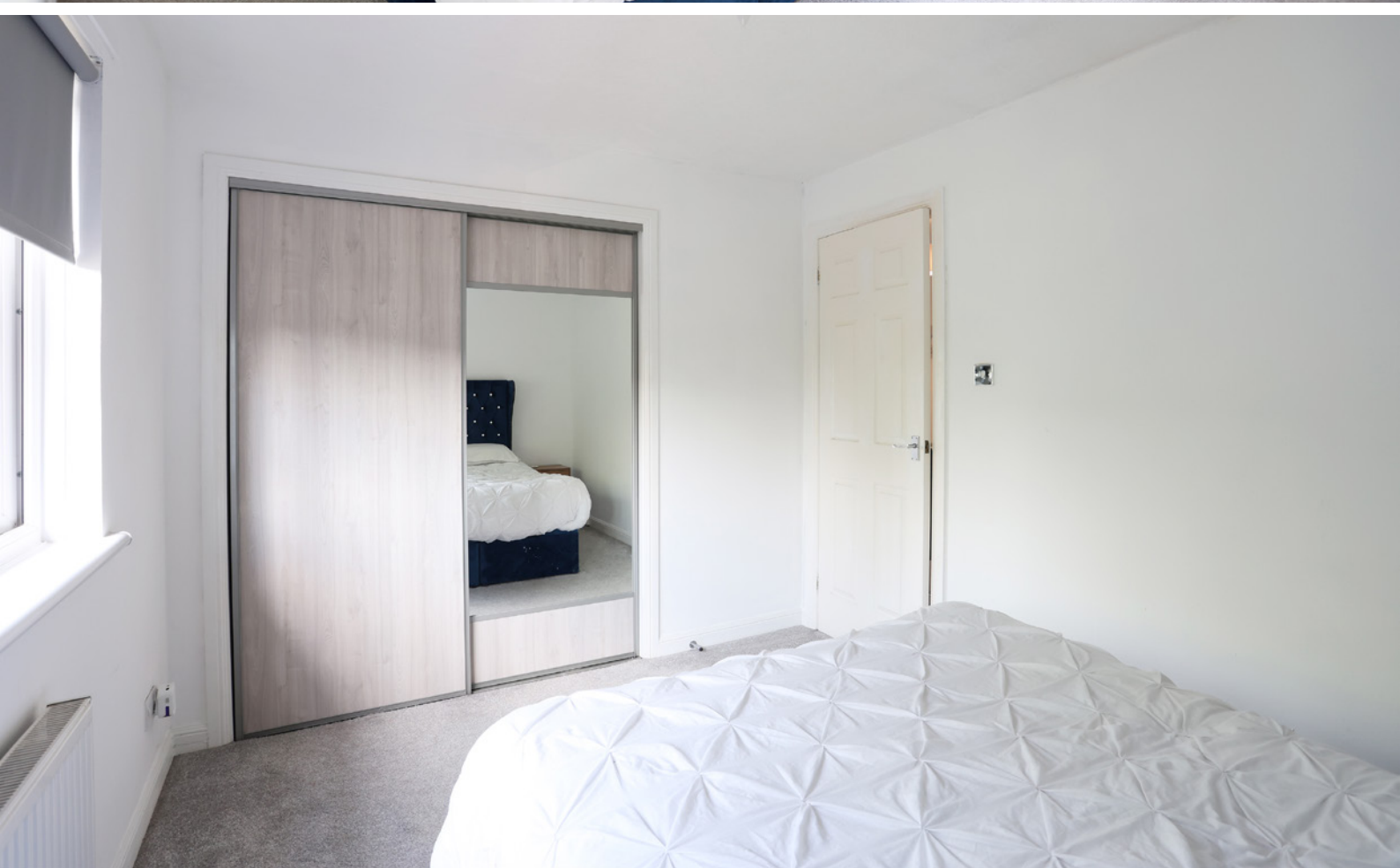


The upper accommodation features a quite magnificent shower room which has been recently upgraded with a walk-in glass shower cabinet with dual action shower and a very modern white suite with storage and chrome heated towel rail. A relaxing place for long refreshing showers. The hallway benefits from a storage cupboard and 2 generous double bedrooms with contemporary and tasteful décor and both with fitted wardrobe space and ample room for free-standing furniture.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



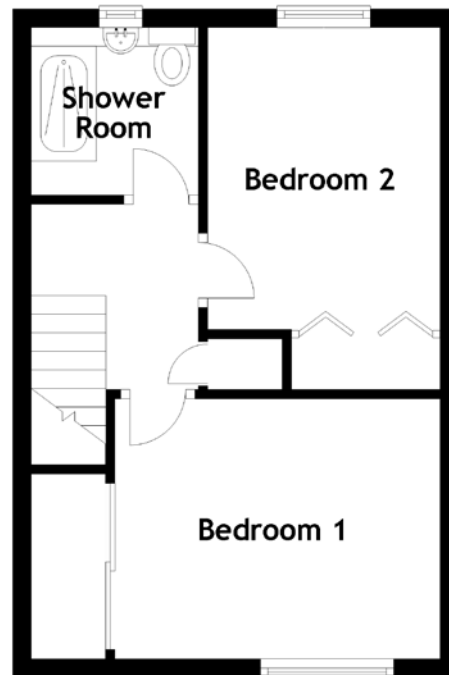
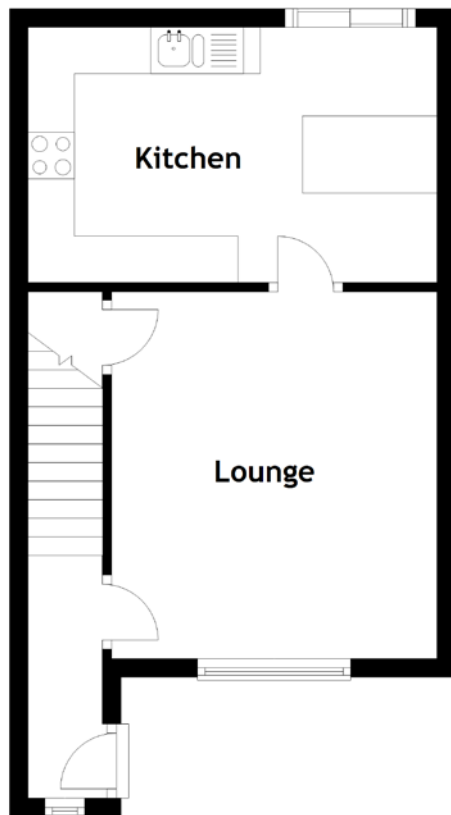
The property further benefits from modern double glazing, gas central heating and its own allocated parking space as well as ample visitor parking. The rear garden is private, secure, and enclosed and has a lovely, terraced area as well as an Astroturf lawn and a secure wooden shed.

This property is presented to the market in truly walk-in condition and in a popular area of town. Early viewing is strongly recommended for what is sure to be a very popular listing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



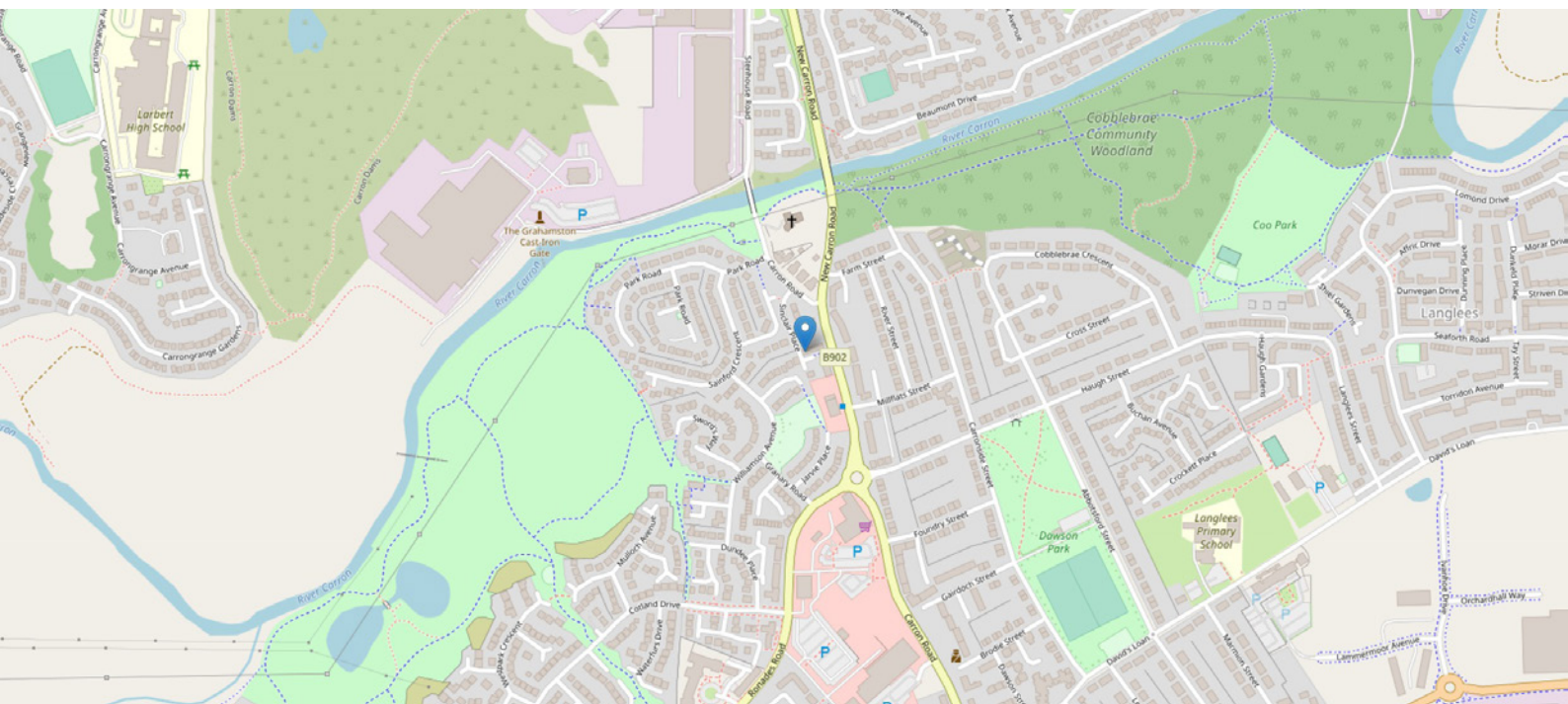
Approximate Dimensions (Taken from the widest point)

Lounge	3.95m (13') x 3.50m (11'6")
Kitchen	4.40m (14'5") x 2.75m (9')
Shower Room	1.80m (5'11") x 1.80m (5'11")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
Bedroom 2	3.25m (10'8") x 2.50m (8'3")

Gross internal floor area (m²): 62m²
EPC Rating: C

Buyer's Premium Value: £2000.00

Extras: 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 minute's drive away offering express train 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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