

9 South Marshall Street

GRANGEMOUTH, FALKIRK, FK3 8LR



*SPACIOUS 2 BED UPPER VILLA WITH
GARDEN AND DETACHED GARAGE*



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McEwan Fraser Legal is delighted to present 9 South Marshall Street, set within a generous corner plot. This spacious upper villa offers an excellent opportunity for buyers looking for a well-maintained home with fantastic proportions, private gardens and superb potential to modernise and add value over time. The property has clearly been cared for throughout the years and offers bright, practical accommodation with a flexible layout that will appeal to a wide range of buyers including first-time purchasers, downsizers and investors alike.

Entrance is via a private main door leading into a welcoming hallway with staircase rising to the main accommodation. The upper landing gives access throughout the home and benefits from useful storage alongside excellent natural light.

The living room is particularly impressive in size, enjoying dual window formation which allows light to flood the space throughout the day. The room offers ample space for both lounge and dining furniture while retaining a comfortable feel, with the proportions lending themselves well to both everyday living and entertaining.





The kitchen is fitted with a range of base and wall mounted units alongside generous worktop space and room for freestanding appliances. Positioned conveniently off the hallway, the layout works well practically and offers buyers an excellent blank canvas for future upgrading if desired.

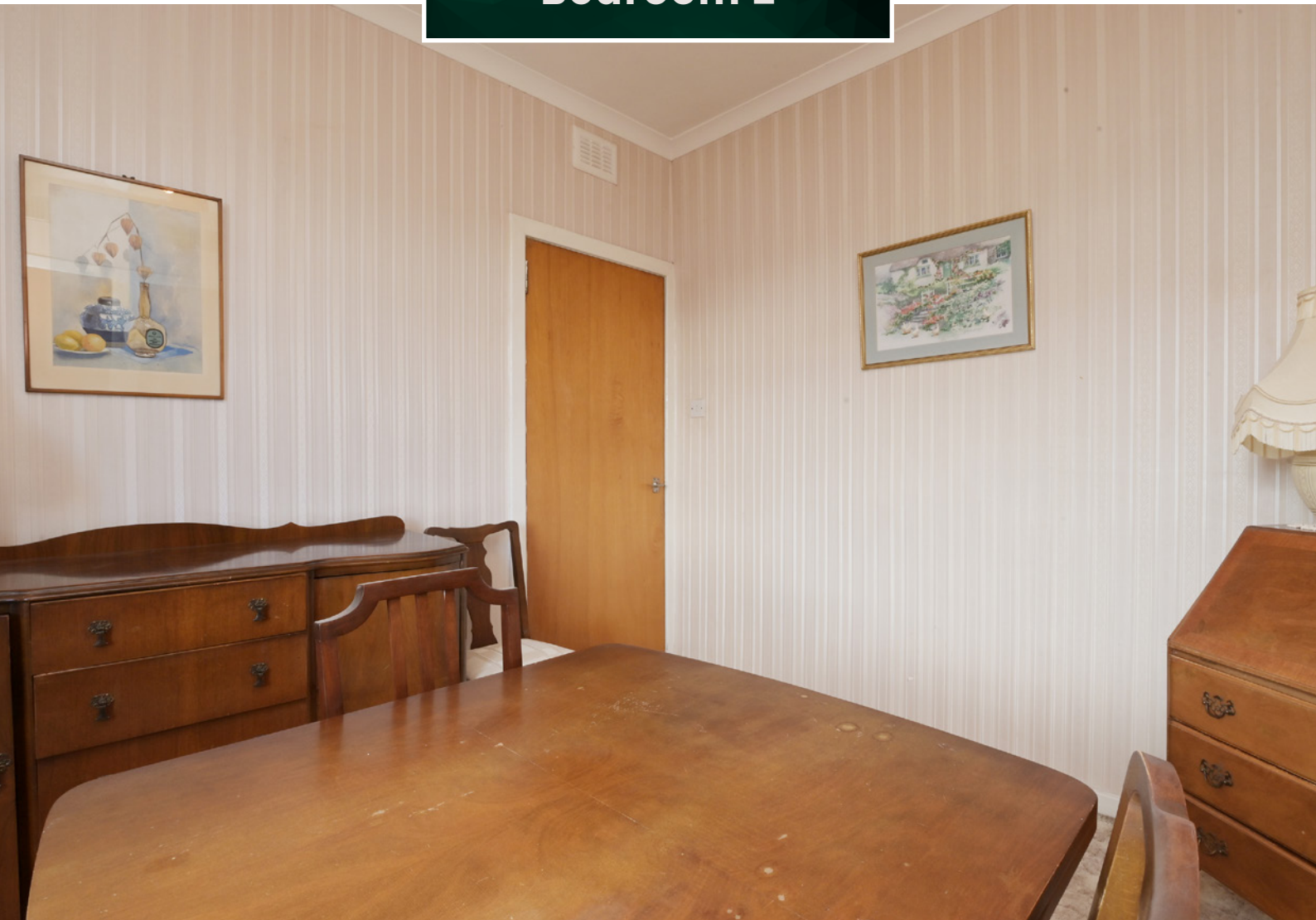


Both bedrooms are well-proportioned doubles. The principal bedroom is especially spacious, featuring extensive fitted wardrobes and plenty of room for additional furniture. The second bedroom is another excellent size and would work equally well as a guest room, home office or additional sitting room depending on requirements.





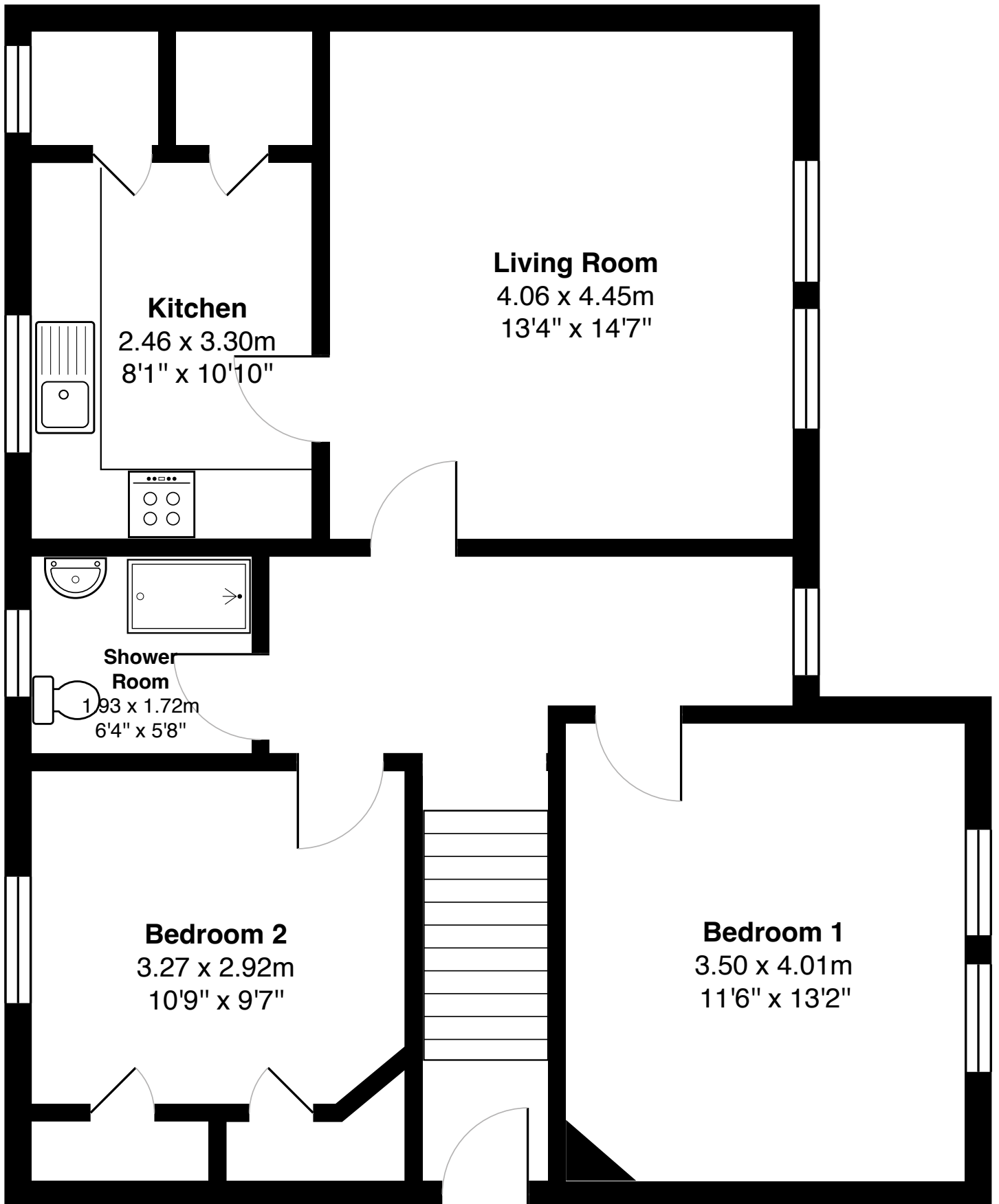
Bedroom 2





The shower room has been adapted with accessibility in mind and is fitted with a walk-in shower, WC and wash hand basin, finished in bright neutral tones.





Gross internal floor area (m²): 76m²

EPC Rating: C



Externally, the property continues to impress with substantial private garden grounds to the rear enjoying a mixture of lawn, stone chipped sections and established planting. The outdoor space offers excellent potential for landscaping, outdoor seating areas or further enhancement over time. A detached garage provides excellent additional storage alongside off-street parking.

The property is positioned within an established residential setting with easy access to local amenities, schooling and everyday shopping facilities. Excellent transport links nearby provide convenient commuting to surrounding towns and cities, while nearby green space and walking routes add to the appeal for buyers seeking a balance between convenience and outdoor lifestyle.

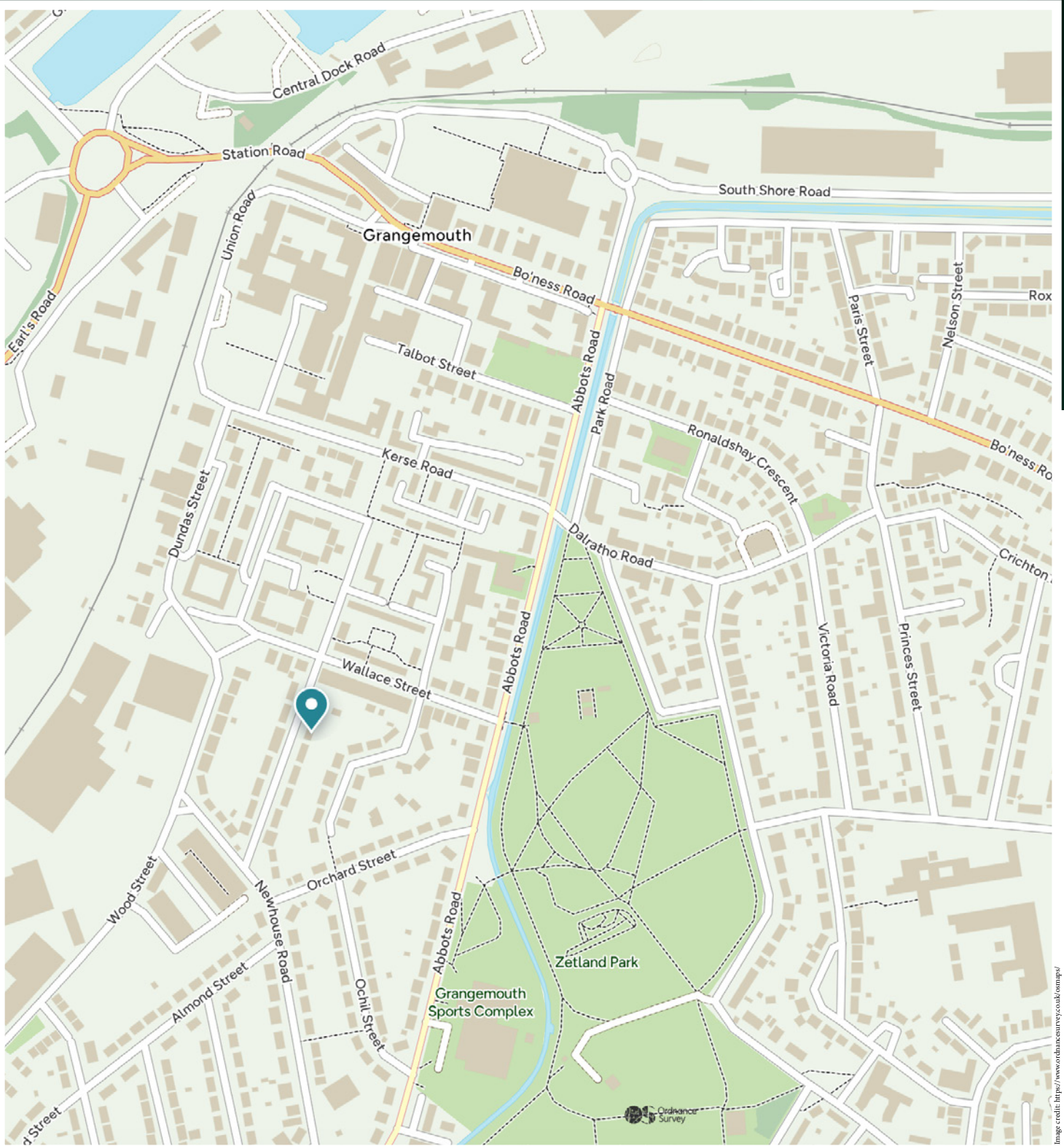


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