




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Firs Street
FALKIRK, STIRLINGSHIRE, FK2 7AY

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Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town.

The property is well placed for the M9 and M876 motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling, and Glasgow. Those preferring not to drive are also well catered for with two railway stations, offering rail connections to both Edinburgh and Glasgow within thirty minutes, and a bus service.

For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

We are delighted to introduce to the market this superb top floor flat has been well maintained and is in excellent condition throughout. The property offers spacious and flexible accommodation and has excellent storage throughout.

The property is accessed via a security entry system into a well maintained communal stairway. The spacious reception hall provides access to all apartments within.

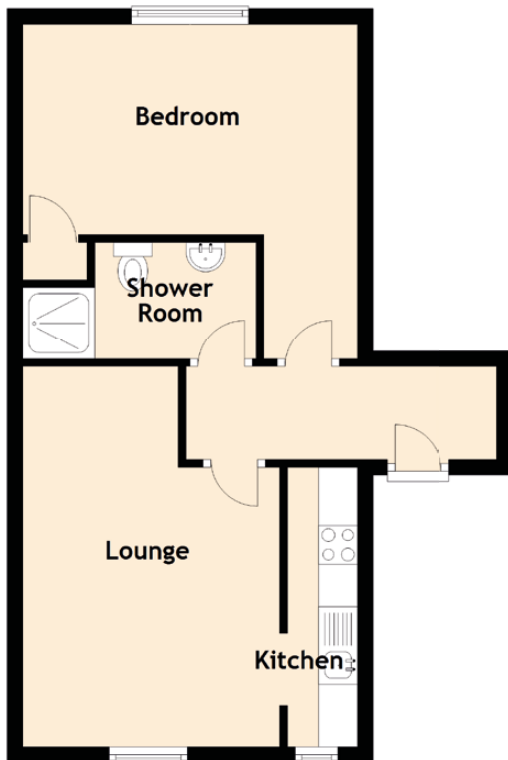
The lounge has front facing views, with an opening into the modern breakfasting kitchen that features wall and base units. There is a good sized double bedroom to the rear of the property and a modern and stylish bathroom completing the accommodation on offer.

The property further benefits from glazing.



SPECIFICATIONS

FLOOR PLAN & LOCATION

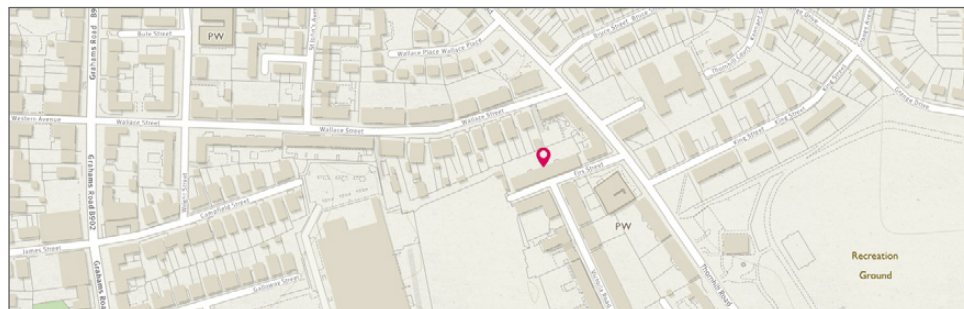


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	3.60m (11'10") x 0.90m (2'11")
Bedroom	4.30m (14'1") x 4.30m (14'1")
Shower Room	3.00m (9'10") x 1.50m (4'11")

Gross internal floor area (m2): 46m² // **EPC Rating:** E

Extras (included in the sale): Floor coverings and light fittings.




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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
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