

35 Telford Square

CAMELON, FALKIRK, FK1 4BT



*EXCELLENT BUY-TO-LET INVESTMENT OR
FIRST-TIME BUYERS PURCHASE*



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The property is located within a quiet location close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

The property is presented well throughout and is in good order. The apartment has access to a communal stairwell which is well maintained. The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the large window flooding the room with natural light. The kitchen is modern and has a wealth of floor and wall units. The two bedrooms are double in size and include built-in wardrobes. The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.

Electric heating and double glazing have been installed throughout. A gas box has been fitted outside and gas central heating could easily be installed. There is a private garden to the rear with ample parking to the front.



The Kitchen





Bedroom 1

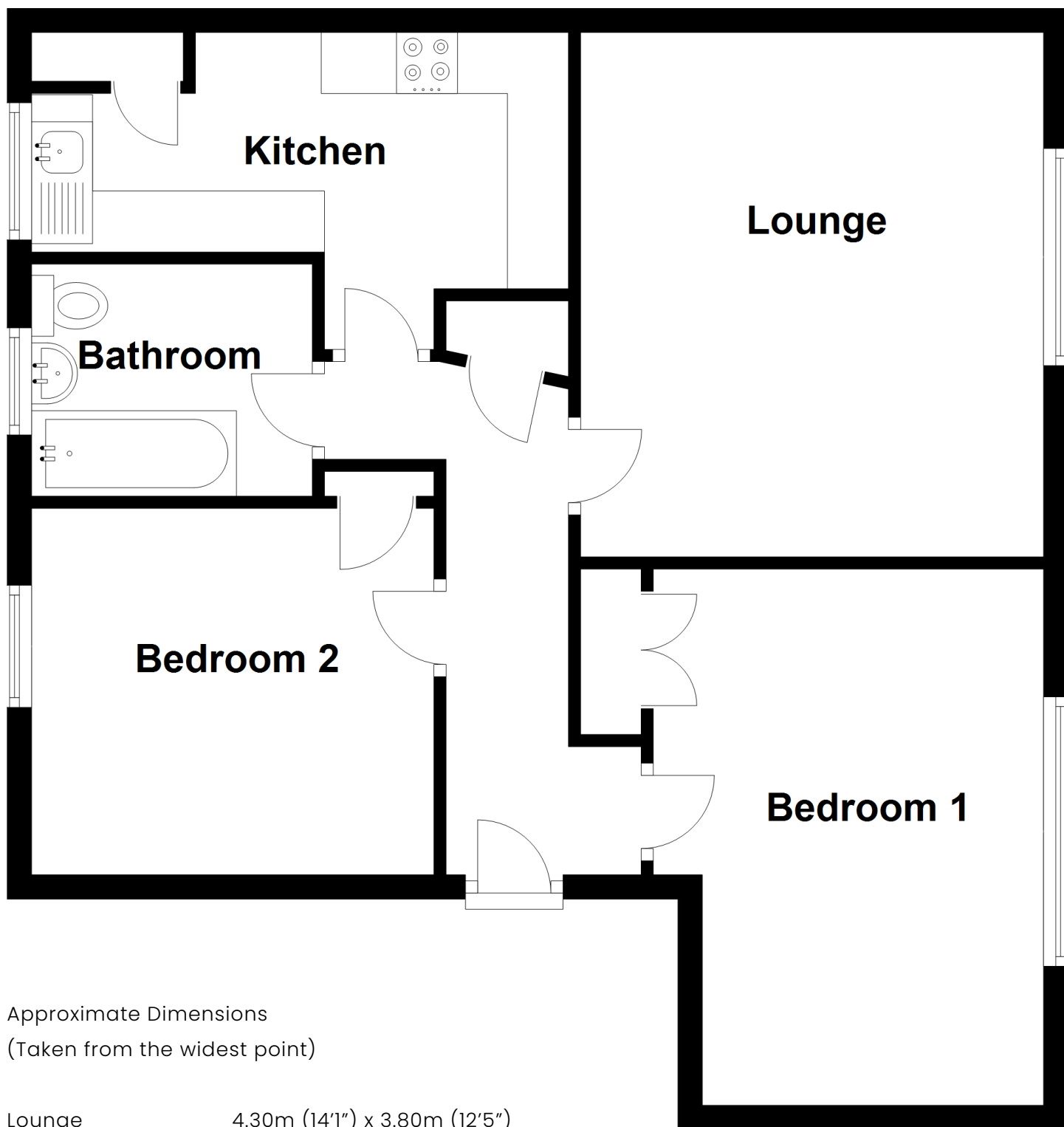




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.30m (14'1") x 3.80m (12'5") |
| Kitchen | 4.40m (14'5") x 2.10m (6'11") |
| Bedroom 1 | 4.40m (14'5") x 3.20m (10'6") |
| Bedroom 2 | 3.30m (10'10") x 3.00m (9'10") |
| Bathroom | 2.30m (7'7") x 1.90m (6'3") |

Gross internal floor area (m²): 63m²

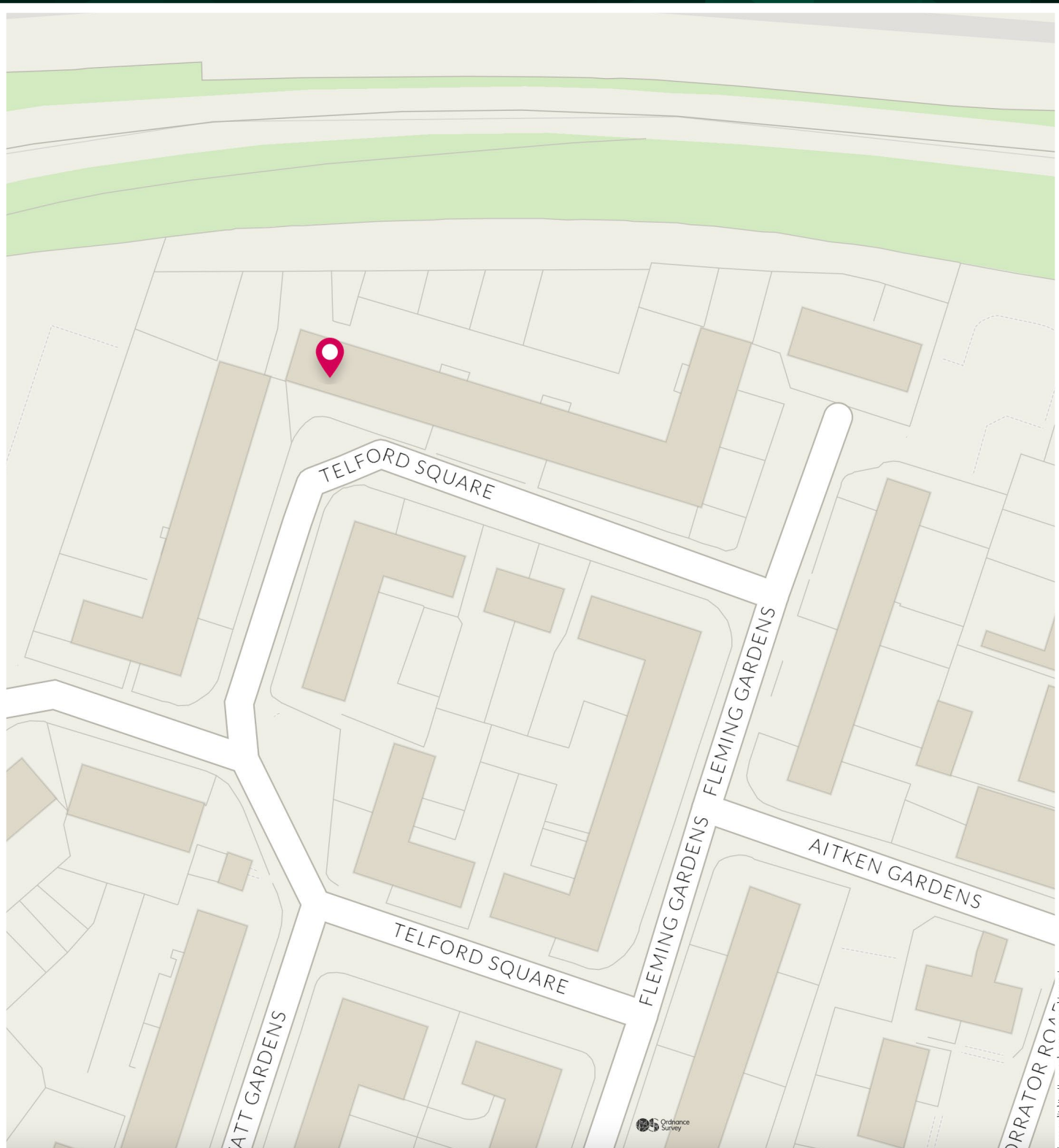
EPC Rating: E





Camelon is a small village connected to Falkirk, Camelon offers many amenities just on the doorstep of the property within a few minutes walk from eateries, shops and a swimming pool. For the people looking for more outdoor activities, there is a park and canal within walking distance of the property.

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, recreational and transport facilities, as 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 and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



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