

16 Bruart Avenue

STENHOUSEMUIR, FALKIRK, FK5 4DF



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



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 2-bedroom mid-terrace villa to the market. Fronted by a walled front garden with lawn and a large driveway, this spacious 2-bedroom family home is flexible accommodation that fits with modern living.

A bright entrance hallway features the same quality laminate flooring as the lounge and kitchen and has generous storage under the carpeted stairway to the upper accommodation. The large lounge/diner is afforded lots of natural light benefitting from a window at both ends. There is a feature fireplace and this flexible part of the accommodation would be adaptable to various furniture configurations.

The kitchen features a modern worksurface over white base and wall-mounted units and benefits from a large and modern composite sink, free-standing electric cooker and under-counter fridge and freezer.





The Kitchen



The upper accommodation comprises 2 very generous double bedrooms, the front one with a storage cupboard, and both with ample room for free-standing furniture. The upper hallway also features a storage cupboard and the family shower room has a white suite with tiled walls and a generous corner shower cabinet featuring a reliable Mira shower. The attic space has a skylight window and has been floored and carpeted - so a potential craft room or study area could be possible.

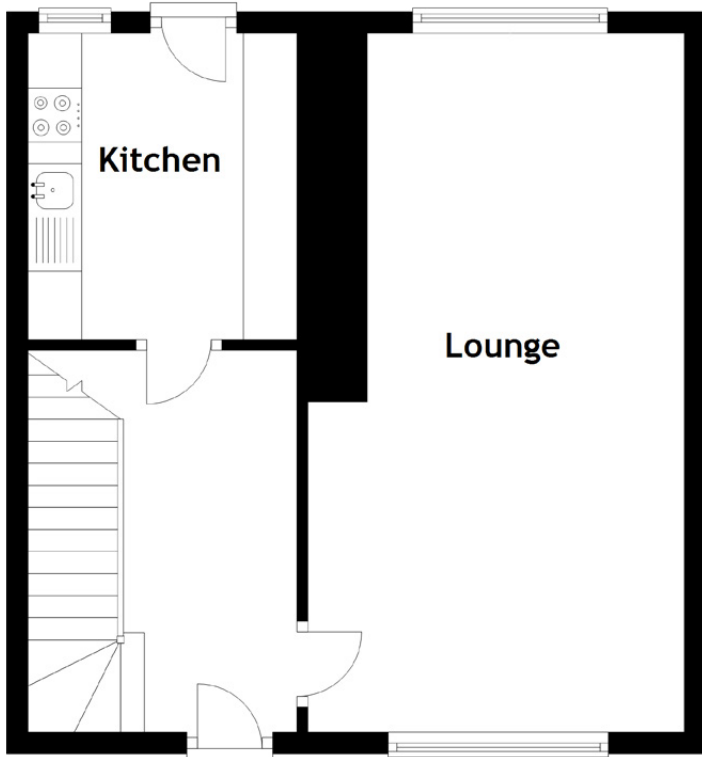




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.50m (21'4") x 3.50m (11'6")
Kitchen	2.85m (9'4") x 2.50m (8'2")
Bedroom 1	4.85m (15'11") x 2.95m (9'8")
Bedroom 2	3.85m (12'8") x 3.25m (10'8")
Shower Room	1.95m (6'5") x 1.75m (5'9")

Gross internal floor area (m²): 67m²

EPC Rating: C

Buyer's Premium Value: £1650

Floor Plan



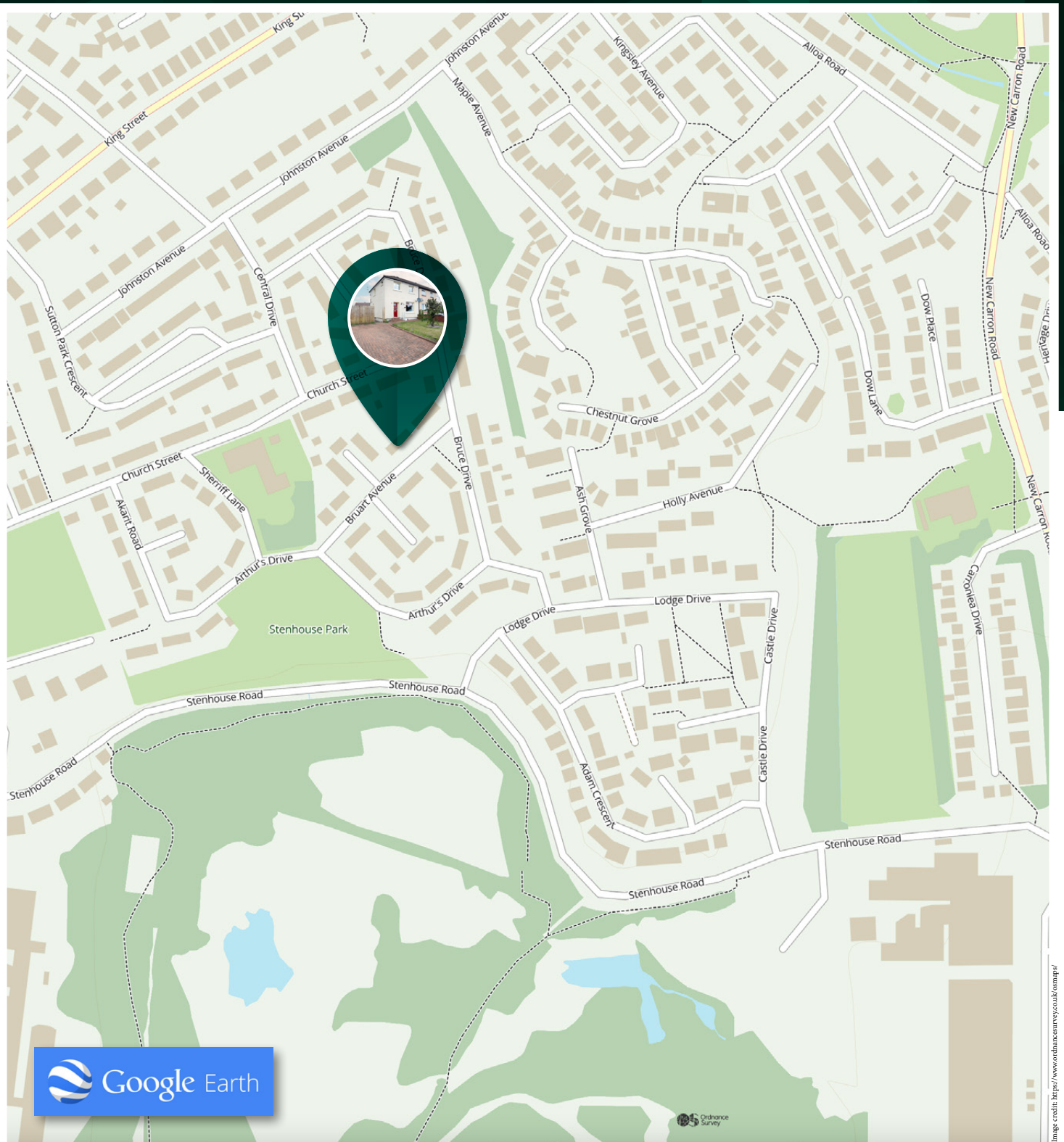
A back door leads to a private and secure rear garden, ideal for pets and young children to play safely, and further benefits from a well-maintained wooden shed. This is an attractively priced property in a popular location and early viewing is recommended in this instance.





Stenhousemuir is a town in the Central Lowlands of Scotland. It lies in the Forth Valley within the Falkirk Council area of Scotland. The town is 2.0 miles north-northwest of Falkirk and directly adjoins Larbert in the west.

Falkirk has both mainline rail and bus stations. The business commuter is well catered for by the national road network system linking to business centres in the central belt. The City Centre offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is available in the area at both primary and secondary levels.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01324 467 050

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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