




McEwan Fraser Legal
Solicitors & Estate Agents
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33 Portal Road
GRANGEMOUTH, STIRLINGSHIRE, FK3 8SP



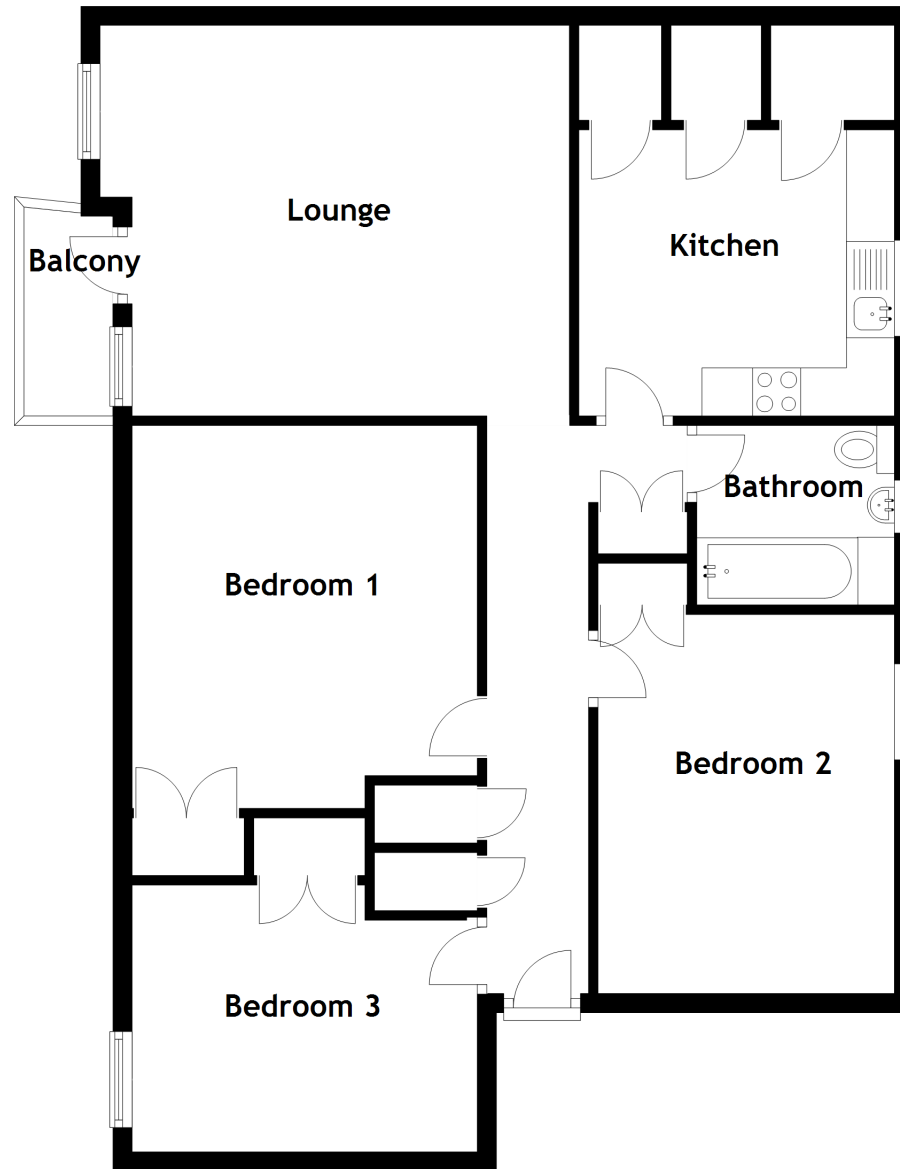
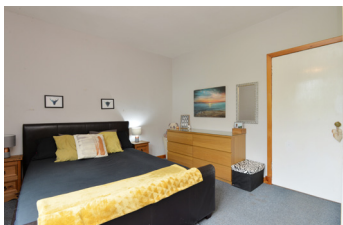
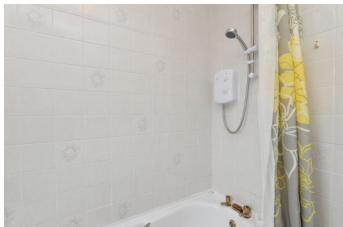
LOCATION

Grangemouth is situated on the south side of the Firth of Forth, three miles east of Falkirk and thirteen miles south-east of Stirling making this an ideal commuter base. Within Grangemouth, there is a good selection of shopping facilities for everyday requirements. There are four primary schools, Bowhouse Primary School, Beancross Primary School, Moray Primary School and Sacred Heart R.C. Primary School. The former three are within the catchment area of the Grangemouth High School and the latter is a catchment primary school for St. Mungo's High School. Grangemouth High School was recently rebuilt with new facilities such as an indoor swimming pool, dance studio, a gym, and an outdoor football pitch.

33 Portal road is a delightful first floor flat within a popular residential area. On entering the property the hallway provides access to all accommodation. The bright spacious lounge overlooks the front of the property with patio doors leading to a small balcony with delightful views. The kitchen/diner features a range of floor and wall-mounted units which include all kitchen appliances. There are three good sized bedrooms, all double in size with space for free standing furniture. The family bathroom with over the bath shower and tiling completes the accommodation on offer. The property benefits from gas central heating and double glazing. There is also a shared garden to the rear. There is ample on-street parking provided to the front.



33 PORTAL ROAD



DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.56m (15') x 4.07m (13'4")
Kitchen	4.07m (13'4") x 3.29m (10'10")
Bedroom 1	3.99m (13'1") x 3.53m (11'7")
Bedroom 2	3.95m (13') x 3.09m (10'2")
Bedroom 3	3.60m (11'10") x 2.78m (9'1")
Bathroom	2.06m (6'9") x 1.96m (6'5")

Gross internal floor area (m²): 80m²
EPC Rating: C

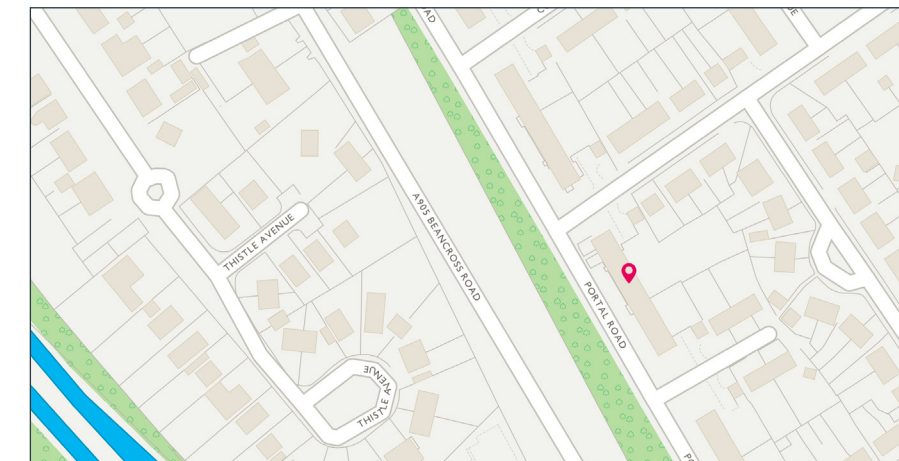


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