



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Fiona Kennedy Licensed Grocers**

54 MCLACHLAN STREET, STENHOUSEMUIR, STIRLINGSHIRE, FK5 3HN





## THE BUSINESS

*Fiona Kennedy Licenced Grocers*

The sought after village of Stenhousemuir provides an excellent range of shopping, schooling and recreational facilities. Larbert station, a short walk away, provides main line rail links to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway network prove popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh. Nearby Falkirk provides a wider range of amenities, as expected of a major town.

The sale of Fiona Kennedy Licenced Grocers offers a rare opportunity to purchase a high quality, profitable business which has been trading successfully for the last ten years. It benefits from its excellent location within the main town and has placed itself very firmly within town life offering both its retail customers and wholesale clients an exceptional level of choice and real service seven days per week.



## THE PROPERTY

*54 McLachlan Street*

Also, the business offers a three bedroom house which offers comfortable living accommodation and comprises of an entrance vestibule with access to the internal hallway with stairs leading to the upper level and family room with dining area. The

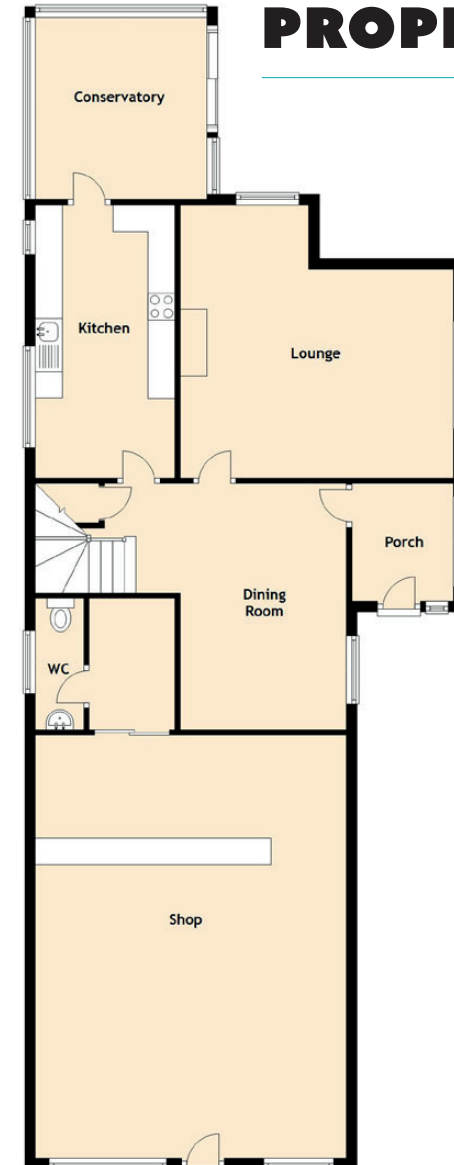
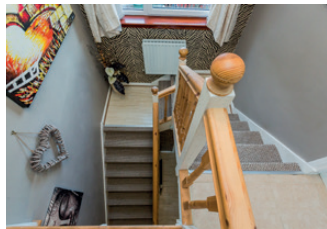
kitchen offers a good range of wall and base units and access to the rear gardens. The upper level has three double bedrooms with space for free-standing furniture and a three-piece family bathroom completing the accommodation internally.





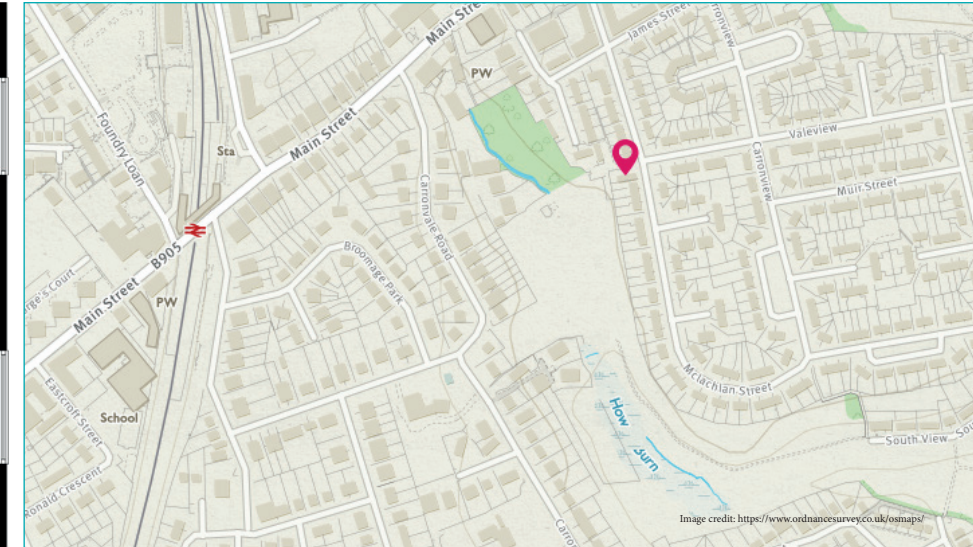






# PROPERTY SPECIFICATIONS

Floor Plan | Dimensions | Location



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 5.10m (16'9")
Dining Room	4.60m (15'1") x 3.10m (10'2")
Kitchen	5.10m (16'9") x 2.40m (7'10")
Conservatory	3.40m (11'2") x 3.20m (10'6")
Master Bedroom	5.20m (17'1") x 2.90m (9'6")
Bedroom 2	4.60m (15'1") x 2.80m (9'2")
Bedroom 3	4.20m (13'9") x 2.30m (7'7")
Bathroom	3.40m (11'2") x 2.30m (7'7")
WC	2.30m (7'7") x 0.90m (2'11")

Shop	7.90m (25'11") x 5.80m (19')
EPC Rating - G	
Extras (Included in the sale)	
Stock value to be determined at handover and comes complete with all fixtures and fittings.	





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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**GARY CORKELL**  
 Photographer



Layout graphics and design  
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 Designer