



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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The town of Falkirk offers many varied amenities, such as primary and secondary schooling, shopping malls and leisure facilities, including Helix Park, which provides a range of family activities and incorporates the famous Kelpies and Falkirk Wheel.

The town also offers mainline rail network accommodating commuting to Glasgow and Edinburgh and local road networks linking Falkirk to other parts of the central belt and also to the M8 and M9 motorway networks. The town boasts several pubs, restaurants, retail park, hospital and supermarkets.



We are delighted to offer for sale this staggered, three-bedroom, mid-terraced villa, which is formed over two levels and is situated in a very popular location, within a short stroll of the train station. This ideal family home has spacious and flexible living accommodation and benefits from a recent re-decoration programme and the fitting of new carpets. Properties of this type and nature come to the market very rarely and will attract a variety of potential purchasers looking for their ideal family home.

In more detail, the accommodation comprises a reception hallway with a large storage cupboard and further storage under the stairs. A very useful cloakroom/WC is also located off the hallway. The immediately impressive lounge is a bright and airy room and offers a range of furniture configurations. An arch invites you into the open-plan kitchen/diner, which includes a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a range cooker with an extractor hood over. There is further space for a washing machine, a compact fridge and an upright fridge/freezer. A breakfasting/dining island (with storage under) is the perfect spot for more informal social

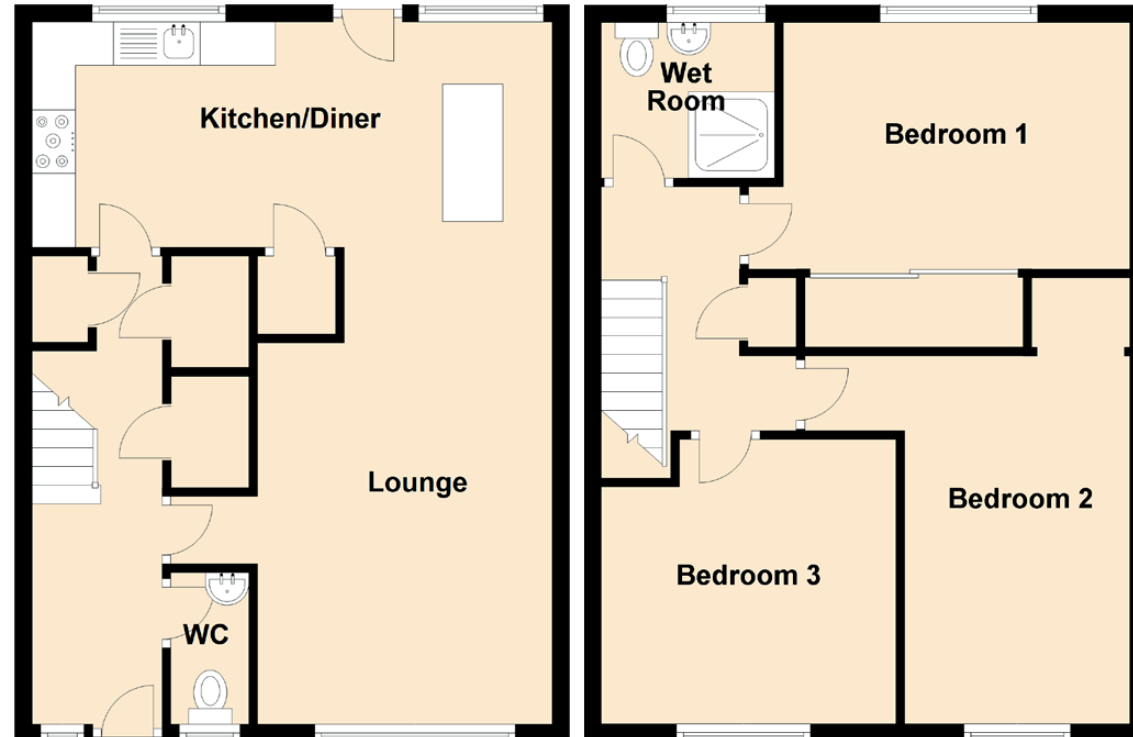
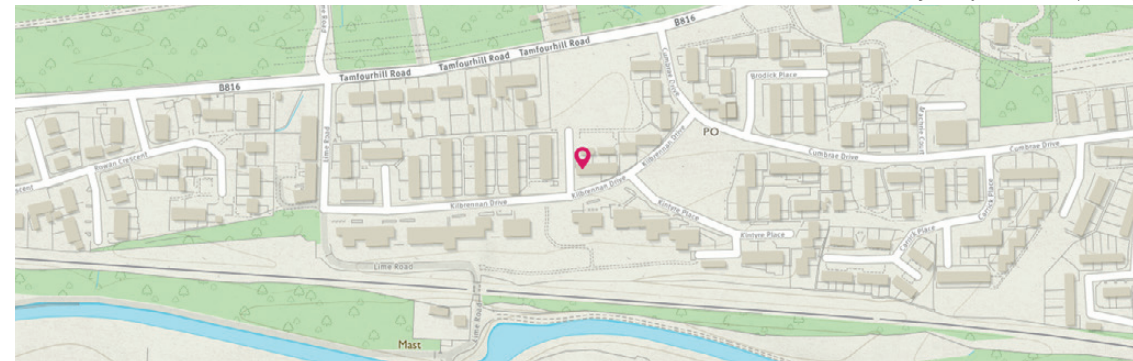


gatherings. A pantry offers invaluable additional storage. A door opens from here into the rear garden and this area is sure to become the central 'hub' of the home!

Upstairs, there are three, good-sized bedrooms, with two benefitting from storage facilities and all offering ample space for additional free-standing furniture. The wet-room is accessed off the upper landing and benefits from an

electric shower. The property has gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

Externally, the property benefits from a lawned front garden. The rear garden has both a decked and patio section and is fully enclosed. There is ample on-street parking in the immediate vicinity.



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.40m (11'2")
Kitchen/Diner	6.00m (19'8") x 2.60m (8'6")
WC	1.75m (5'9") x 0.90m (2'11")
Bedroom 1	3.75m (12'4") x 3.75m (12'4")
Bedroom 2	4.00m (13'2") x 3.75m (12'4")
Bedroom 3	3.40m (11'2") x 3.29m (10'9")
Wet Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>  
EPC Rating: D



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