



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**67 Grangeburn Road**  
GRANGEMOUTH, FK3 9AN

# Grangemouth



Grangemouth is situated on the Southside of the Firth of Forth, three miles East of Falkirk and thirteen miles Southeast of Stirling making this an ideal commuter base. Within

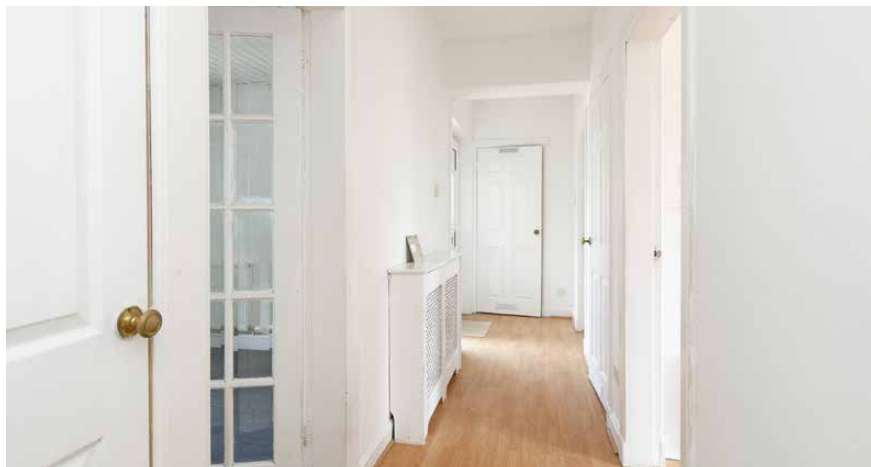
Grangemouth, there is a good selection of shopping facilities for everyday requirements. There are four primary schools, Bowhouse Primary School, Beancross Primary School, Moray Primary

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. Part Exchange available.

# 67 Grangeburn Road

*AN EXCELLENT TWO-BED LOWER COTTAGE FLAT, IN WALK-IN CONDITION, A PERFECT STARTER HOME*



We are delighted to offer to the market this excellent 2 bedroom lower cottage apartment, set in a great location and presented in great condition. The property is set in a quiet and well-established street with a great neighbourly spirit all around it - it is ideal for a

young couple or small family. This area is always very popular, due in part to some of the traditional values preferred by families - the streets are quiet and everybody actually knows each other.

Accommodation comprises a

bright and airy lounge with lots of natural light flooding the room. The size of the room offers a myriad of various furniture configuration options to choose from. The dining room/second bedroom is a very adaptable space and could even provide

home office workspace if required. It further benefits from offering convenient access to the deck and rear garden area. The kitchen is a perfect size for these cottage flats, with a good range of units, it's bright and fresh. There is an electric oven and hob, with

ample space for a freestanding washing machine and fridge and freezer. To ensure the apartment is always pristine and clutter-free, there is ample storage cupboard space throughout the apartment. The master bedroom is also bright and fresh and given its location to

the rear of the property it provides a quiet and relaxing space along with ample room for freestanding furniture requirements. The tiled bathroom contains a white suite and an electric shower over the bath, ensuring there is always lots of instant hot water available for

long refreshing showers.

The home is kept warm and comfortable via the double glazing and gas central heating. The property also benefits from low maintenance rear garden space and decking area. Parking

is available on the sizable gated driveway. Early viewing is advised for 'canny' buy-to-let investors looking for a perfect and easy investment or first-time-buyers looking for a highly affordable and well-presented place to call home.



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.52m (11'6") x 3.50m (11'6")
Bedroom 1	4.00m (13'1") x 3.80m (12'6")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale):  
Free-standing appliances may be available by separate negotiation.

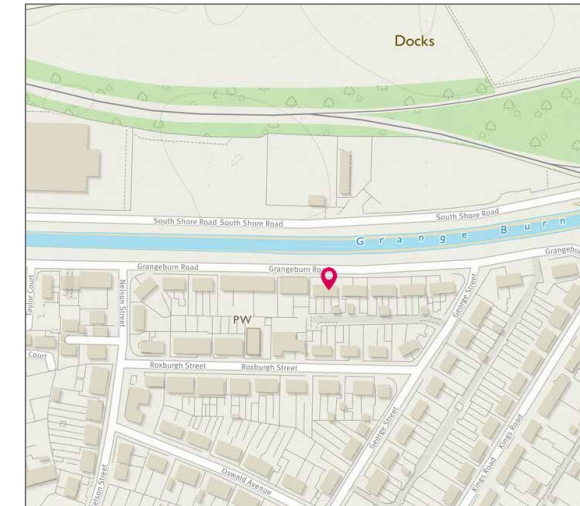


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**Part  
 Exchange  
 Available**

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