




McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

12 Woodburn Street

FALKIRK, FK2 9DR

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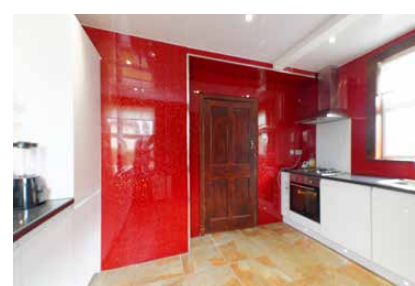
Falkirk Town Centre provides an excellent and convenient location for local shopping in the New Carron Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with Two Railway Stations offering rail connections to both Edinburgh and Glasgow. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

McEwan Fraser Legal are delighted to offer to the market this lovely family home, placed in a quiet residential street

Internally this property boasts large rooms throughout, with natural light in abundance. On the ground floor, there is a large living room, modern and striking kitchen and a room accessible from the hallway which could be a Dining Room, Bedroom, Office or Playroom. Attention should be paid to the high gloss flooring on this level and also the attention to detail in the Kitchen, the modern white units against the red is quite something as are the led lights under the cabinets.

Upstairs there are two large Double Bedrooms which would allow for a range of furniture configurations. There is also the modern Family Bathroom which has a 3 piece suite and a shower over the bath.

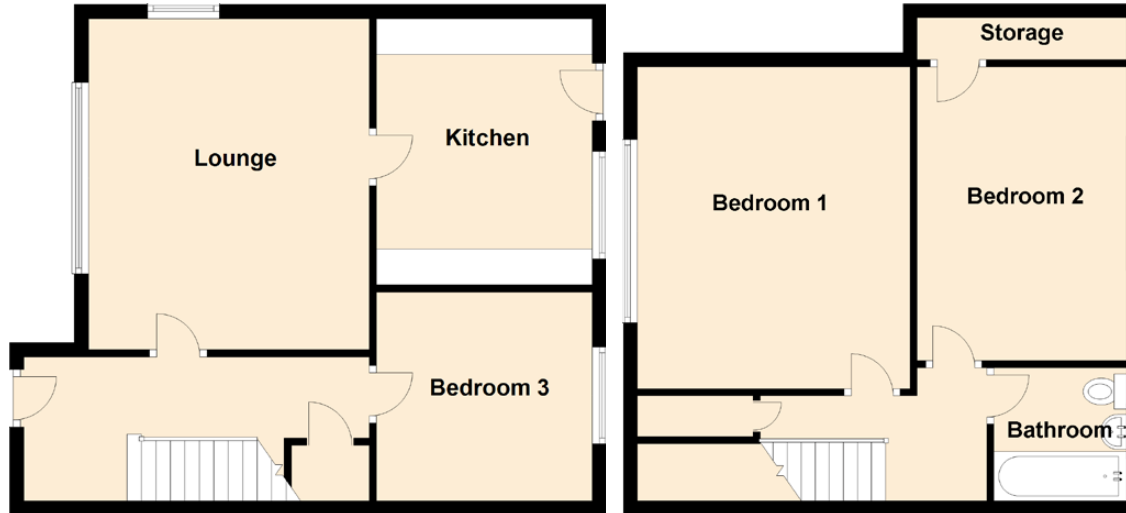
Externally this home also has a lot to offer with the front elevation really catching the eye. It's clear that this home has been well maintained by the current owner and the red front door really pops against the neutral tones on the house and garden. To the rear, the secure garden is low maintenance and ideal for children. This home also benefits from the double driveway.



THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	3.70m (12'2") x 3.00m (9'10")
Bedroom 1	4.60m (15'1") x 3.90m (12'10")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")



Gross internal floor area (m²): 90m² | EPC Rating: C



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Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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