

69 Woodburn Road

FALKIRK, FK2 9BT



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



01324 467 050



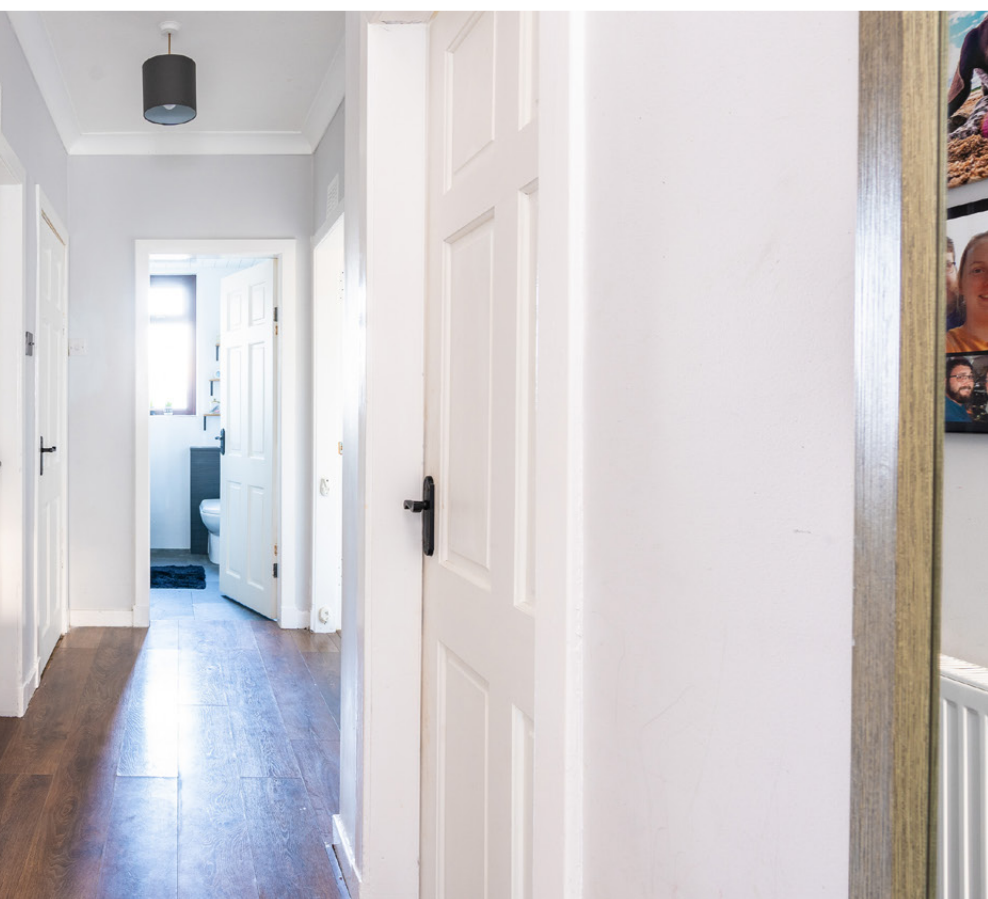
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McEwan Fraser Legal are delighted to present to the market this spacious 2-bedroom ground floor flat in a very popular district of Falkirk. Access is gained from a generous front driveway which could easily accommodate 2 cars into a bright and airy entrance hallway with 2 generous storage cupboards and provides access to all apartments except for the dining kitchen. One of the cupboards is generous enough to be used as a utility space with tumble dryer.





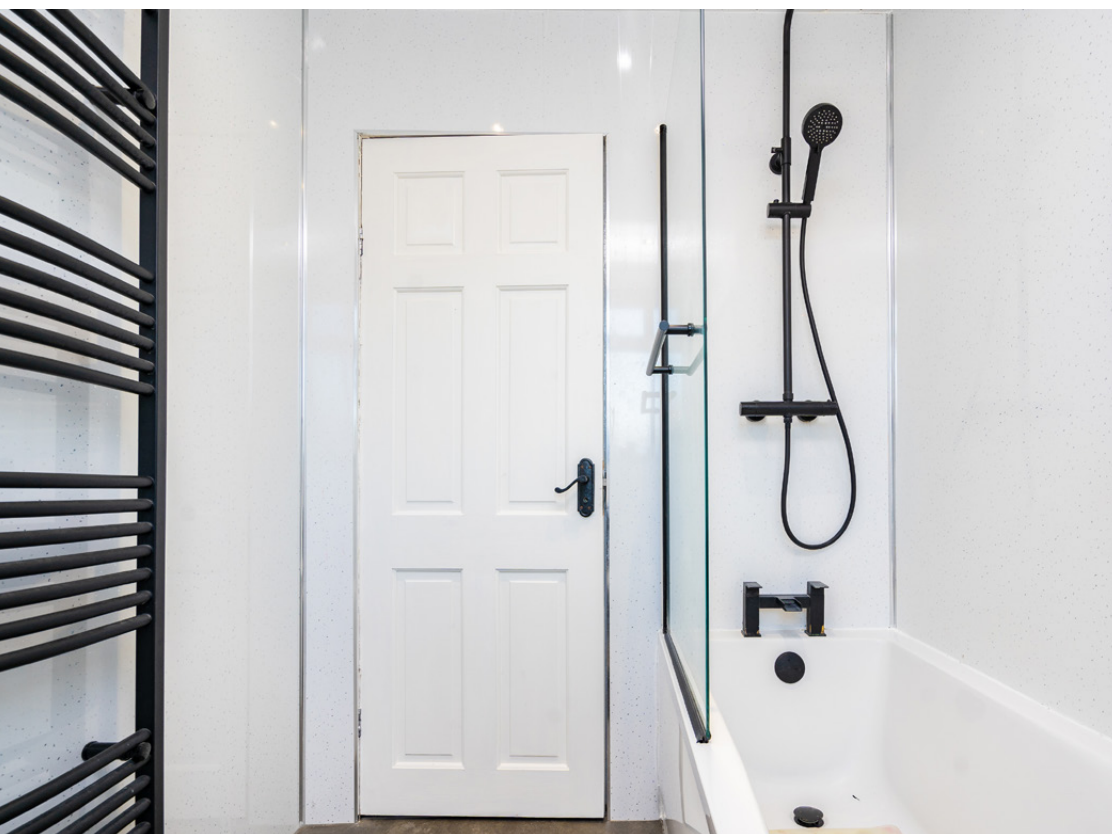
The large and bright lounge has a feature fireplace and a large window to the front and is of such proportion as to easily accommodate various furniture configurations.





The modern dining kitchen has tiled floor and herringbone-styled tile walls with a generous amount of base and wall-mounted units featuring a gas hob and electric oven with a tall black hood above. Free-standing fridge freezer and washing machine also feature here.





The family bathroom which was recently upgraded is very modern and functional. The modern white suite is complemented by the enclosed drawer unit. The generously deep bath benefits from a dual-action shower overhead. A white panelled ceiling with recessed LED lighting and a tall black heated towel rail complete this room nicely.

The Bathroom



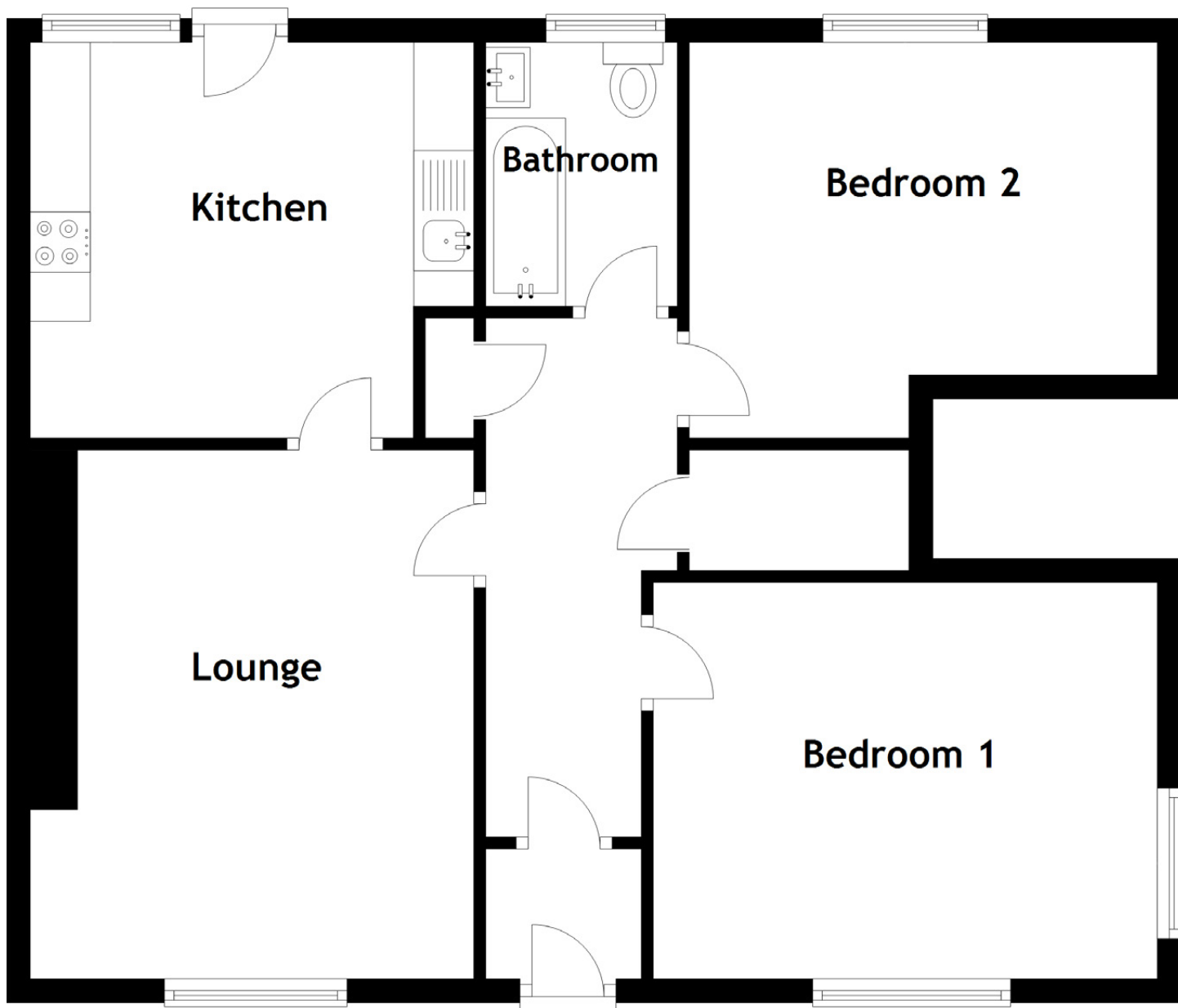
Bedroom 1 is a generous double with dual-aspect windows flooding the room with lots of natural light. There is ample room for free-standing furniture. Bedroom 2 is also a double with ample room for free-standing furniture.





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.30m (10'10")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 72m²

EPC Rating: D

Buyer's Premium Value: £1250

The property is kept warm and cosy all year long with efficient gas central heating and double glazing throughout. This is sure to be a popular listing and early viewing is strongly recommended.

The rear garden is private, secure, and enclosed. There is a patio area leading to a fenced lawn at the other side of which sits a very large wooden summer house. Featuring power and light this would make an ideal mancave, study room or hobby room.

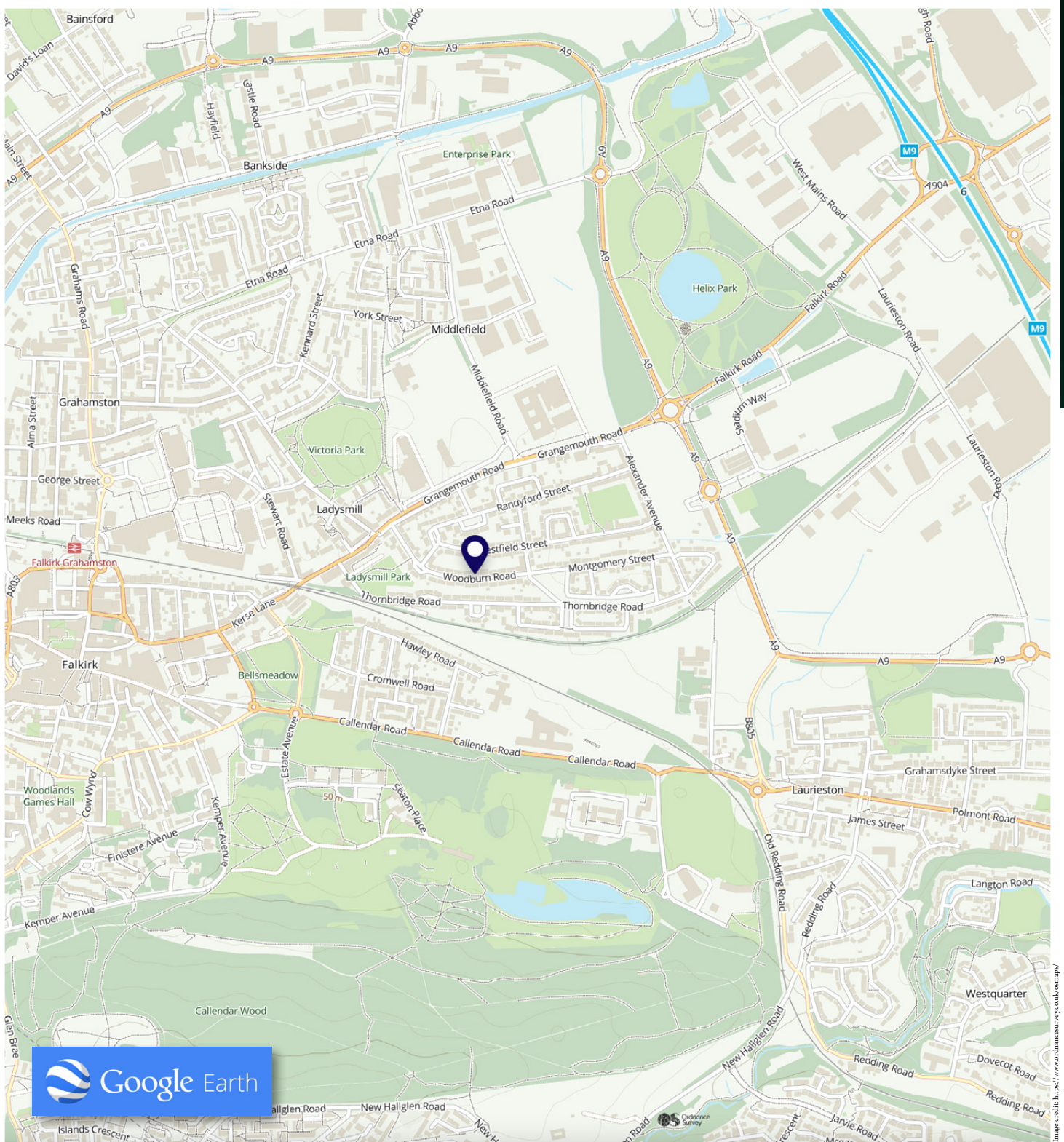




This adorable property is situated in the within walking distance of Falkirk town centre which provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town.

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 within thirty minutes and a bus service. For the family, there are primary, secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

The Location



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Text and description
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