

31 James Cornwall Court

GRANGEMOUTH, FK3 9BE



*Excellent three bedroom semi detached villa,
well presented in a popular location*



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



A delightful semi-detached villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and a rear door leading out to the landscaped gardens. Also located on the ground floor is ample storage space.

THE KITCHEN





Journey upstairs where you will discover three bedrooms which are double in size and offer built-in wardrobes and space for free-standing furniture if required. The bathroom is also located on this level and has a white suite comprising of a bath with a shower over, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3

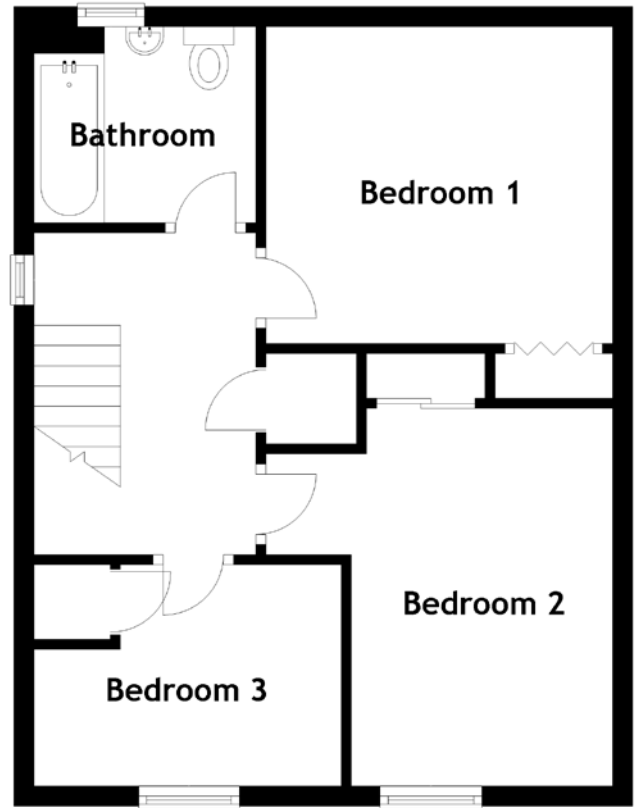
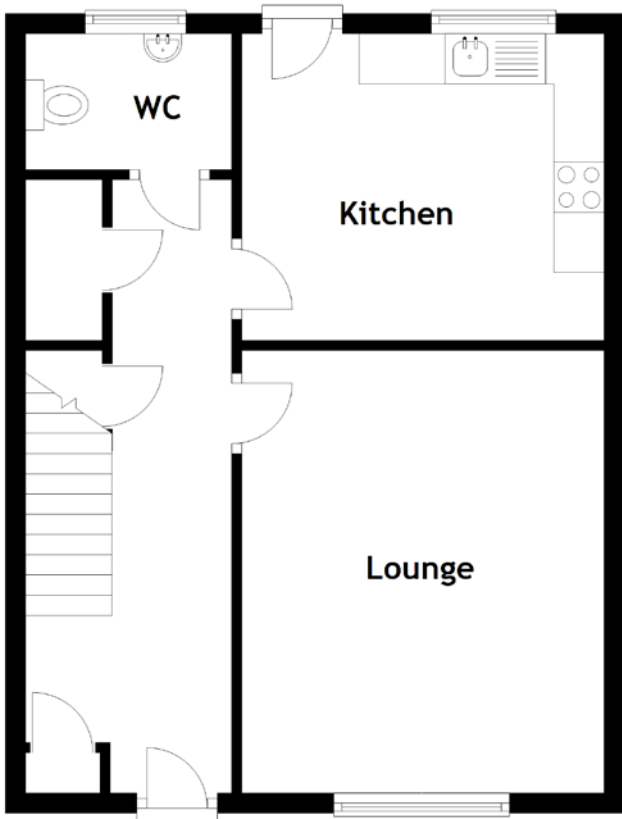


The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. There is a large driveway to the side of the property for two vehicles.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



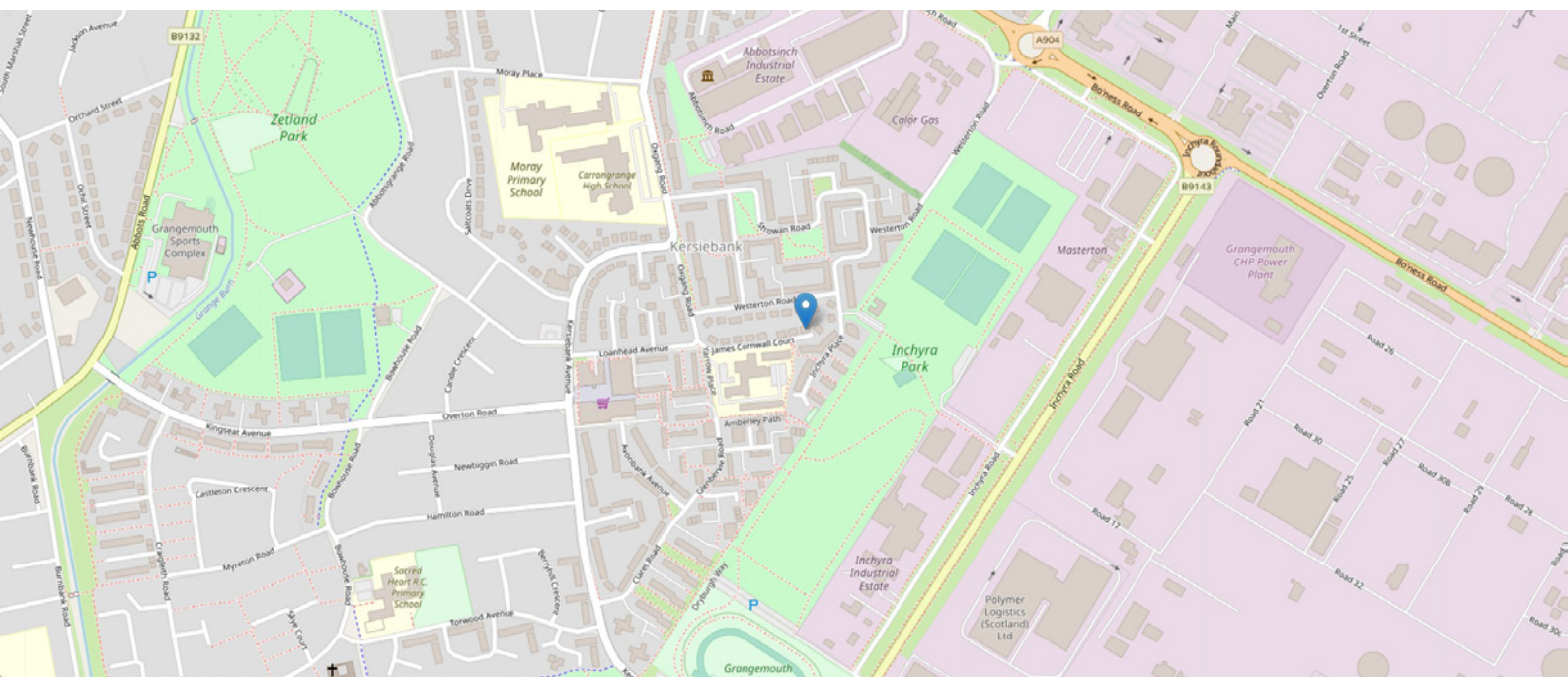
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.05m (10')
WC	2.05m (6'9") x 1.35m (4'5")
Bathroom	2.20m (7'3") x 1.95m (6'5")
Bedroom 1	3.50m (11'6") x 3.15m (10'4")

Bedroom 2	3.75m (12'4") x 3.45m (11'4")
Bedroom 3	3.05m (10') x 2.20m (7'3")

Gross internal floor area (m²): 88m²
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Grangemouth is situated on the South side of the Firth of Forth, three miles (4.8 km) East of Falkirk and thirteen miles (20.9 km) South-East 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.



McEwan Fraser Legal
Solicitors & Estate Agents

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

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