

# 52 Poplar Street

GRANGEMOUTH, FK3 8NE



*Excellent two-bed upper cottage flat, great accommodation, popular residential area, garden space*



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We are delighted to bring to the market, this fantastic two-bed upper-cottage apartment, set in the ever-popular area of Grangemouth. The accommodation on offer is presented in good condition and is perfect for any young person or couple. Alternatively, it would make an absolutely solid Buy-To-Let investment.

# THE LOUNGE



The accommodation consists of a spacious lounge with large windows that flood the room with daylight and create a real sense of relaxation. The shape and size of the room allow for many combinations of furniture layouts and there's an open fire with feature fireplace surround.

# THE KITCHEN



The stylish kitchen is fresh and streamlined and benefits from a good range of gloss white cabinets, complete with an electric oven and hob and stainless steel filter hood, with ample space for the free-standing fridge freezer and washing machine.



The family bathroom is nicely presented, complete with an electric shower over the bath for refreshing showers. Both bedrooms are spacious and welcoming with ample space for free-standing furniture. The home is kept warm and comfortable via double glazing and gas central heating.

The extremely large loft area is an opportunity for extra storage or subject to agreement and planning, it may be suitable to be utilized and developed into more living space.

## THE BATHROOM



# BEDROOM 1



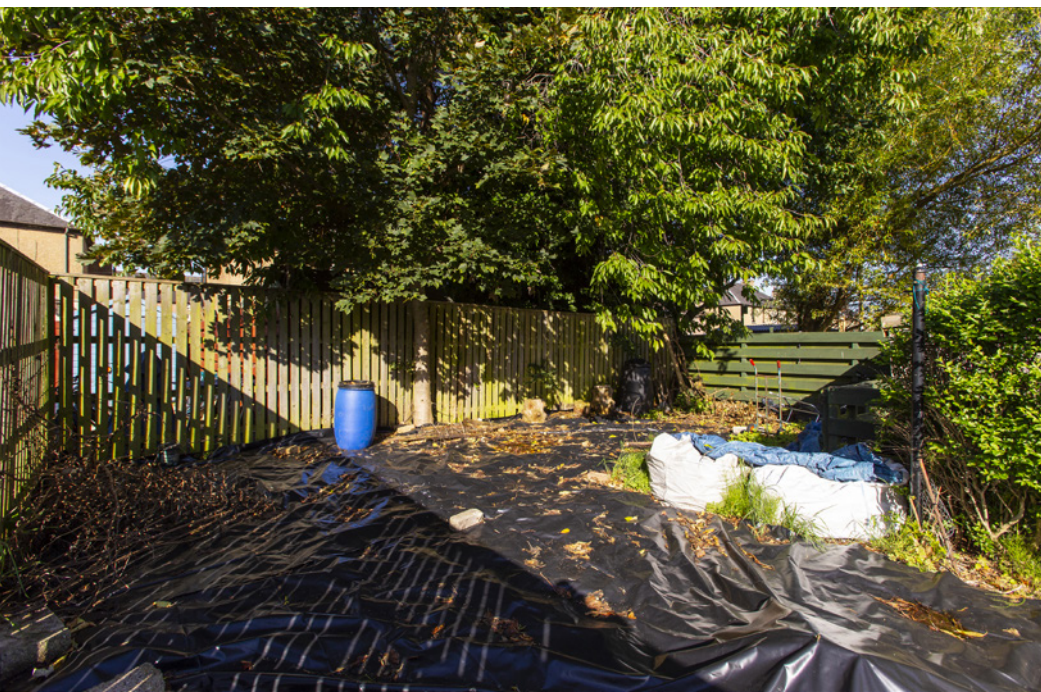
# BEDROOM 2



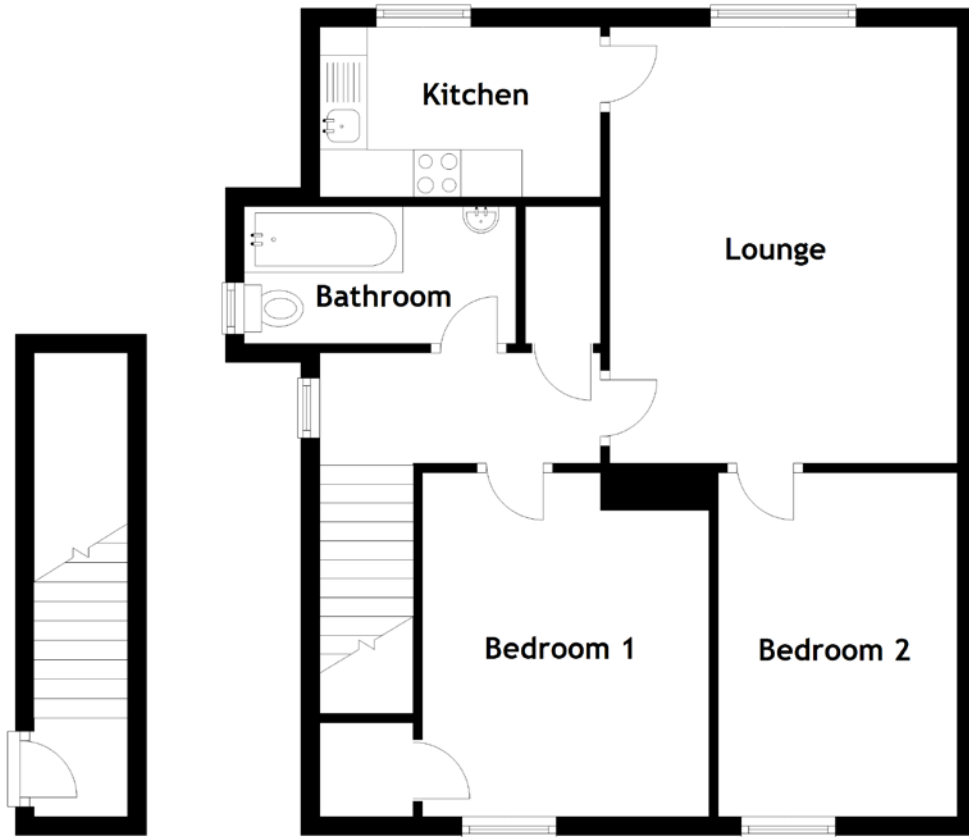
Parking is on-street. The back garden is ideal for relaxing on sunnier days.

Early viewing is advised to anyone seeking a spacious apartment in good condition and set in an eternally popular area.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

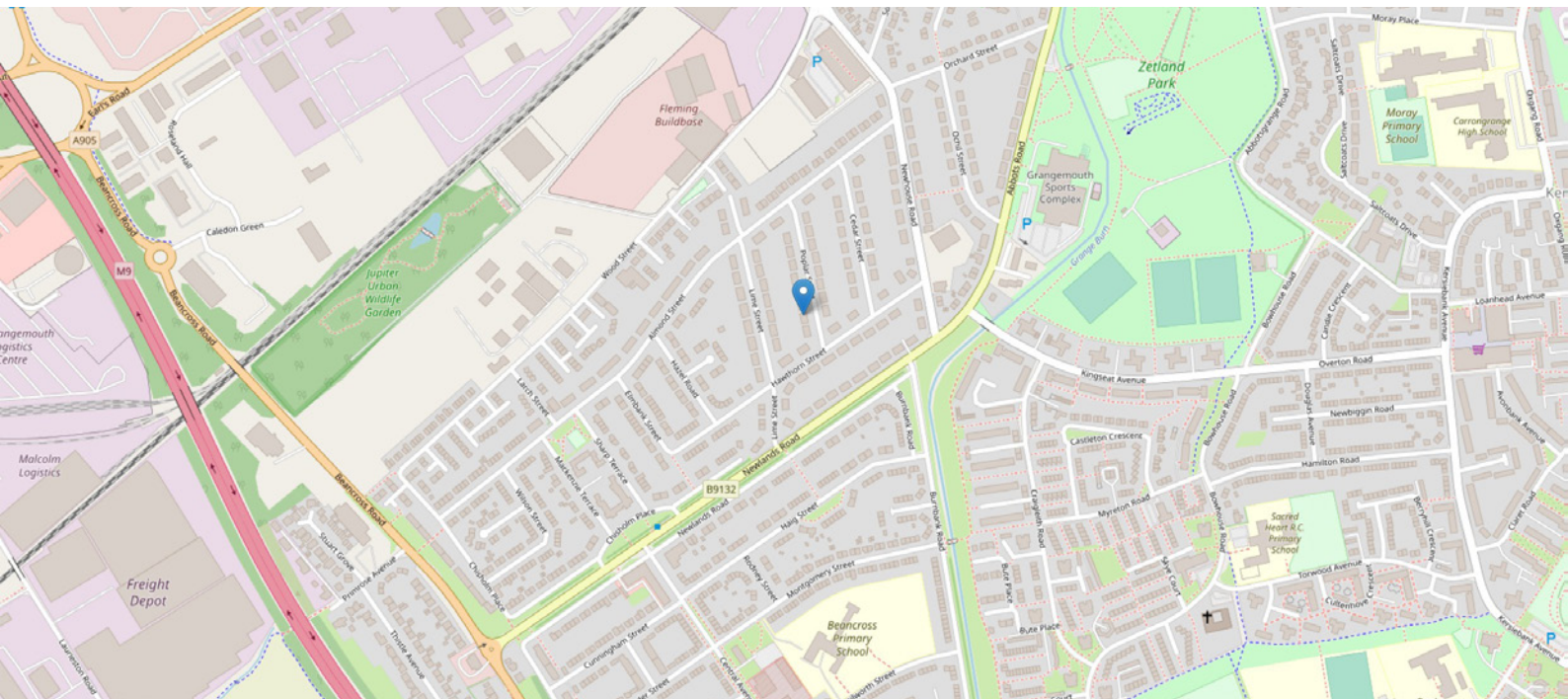


Approximate Dimensions (Taken from the widest point)

Lounge	4.62m (15'2") x 3.68m (12'1")
Kitchen	2.97m (9'9") x 1.80m (5'11")
Bathroom	2.88m (9'5") x 1.45m (4'9")
Bedroom 1	3.64m (11'11") x 3.03m (9'11")
Bedroom 2	3.64m (11'11") x 2.53m (8'4")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: C

Extras: Freestanding appliances may be available by separate negotiation.





# 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.



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