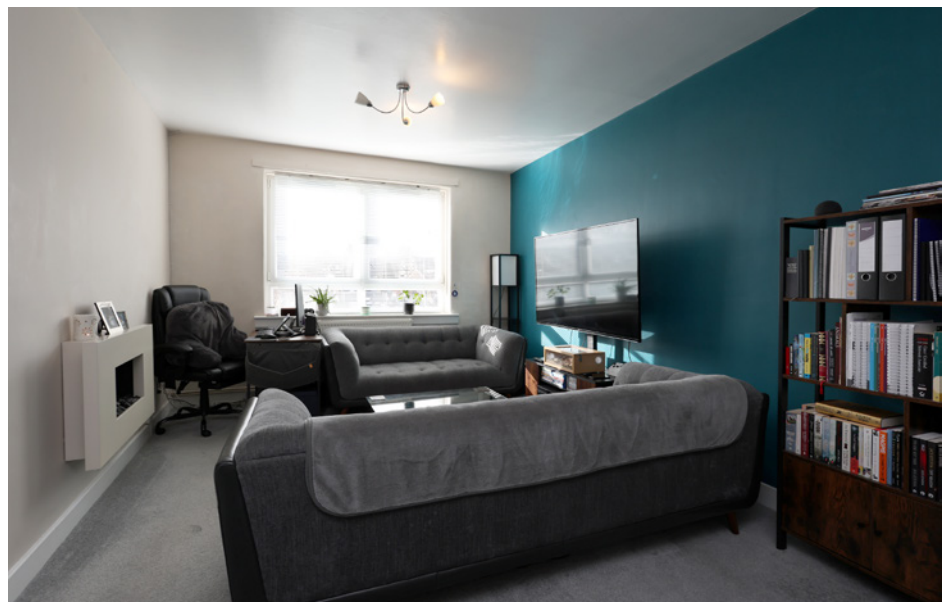




*Excellent one-bed apartment, good condition, close to centre of Falkirk, great value, an ideal starter home*



01324 467 050



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We are delighted to bring to the market this excellent one-bedroom apartment, set in a great location close to Falkirk city centre. The apartment is sure to have great appeal to a wide range of purchasers, especially First-time buyers and Buy-to-let investors.

# THE LOUNGE/DINER & BOX ROOM



The accommodation comprises a bright and airy lounge/diner, where the generous room dimensions allow for a range of furniture configurations. There's ample space for a workstation, and sofas and the large window allows lots of natural light to fill the room and create a very relaxing space. Just off the lounge, the box room allows more space for home working or a number of alternative uses.

# THE KITCHEN



The kitchen is ideal for the apartment, finished in a range of modern units, with an electric oven and hob, and ample space for the freestanding washing machine and under-counter fridge and freezer. It's a perfect space to prepare a meal.





The bathroom is bright and fresh and benefits from a white toilet and sink, with a mains shower and Quadrant shower enclosure, ensuring there's always an endless supply of hot water for refreshing showers. The spacious double bedroom will be a dream space to wake up in, with lots of natural light and plenty of room for freestanding furniture. The apartment benefits from gas central heating and double glazing, ensuring it remains warm and comfortable at all times.

# THE BATHROOM



# THE BEDROOM



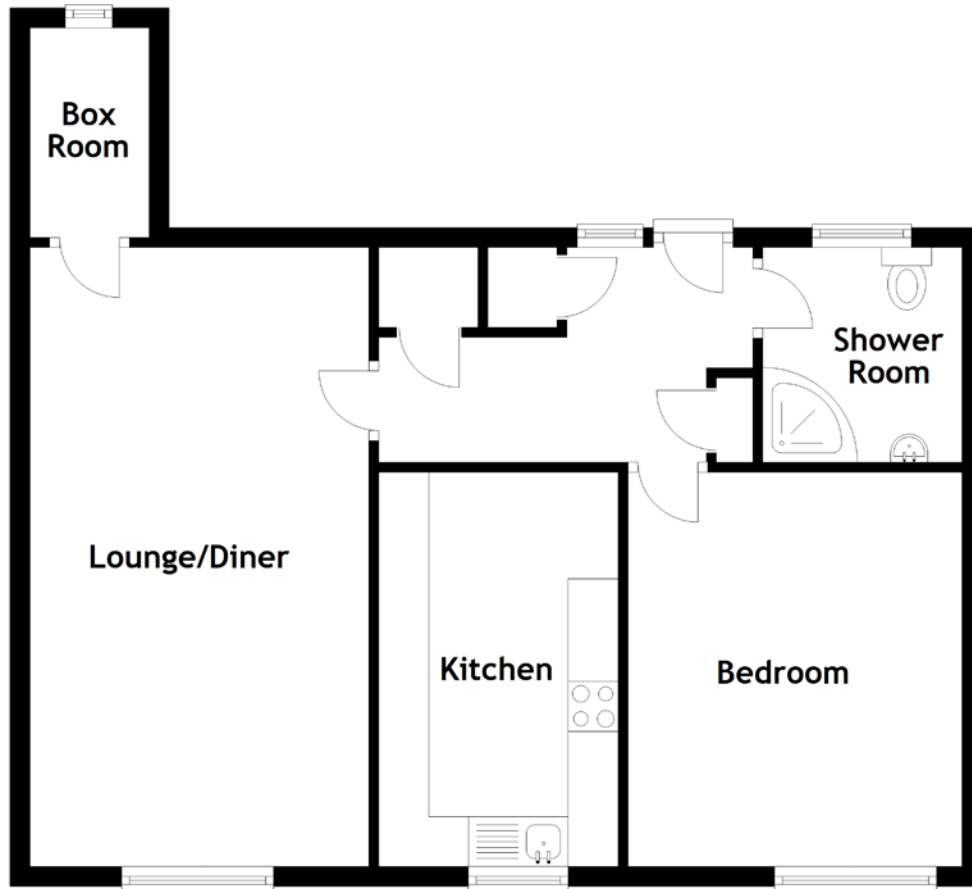
A secure entry door to the close and parking to the rear aspect adds to the convenience. There's also a small entrance balcony adjacent to the apartment door.

Early viewing is advised for young couples seeking an excellent value-for-money apartment, or a Buy-to-Let investor seeking a solid investment property.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

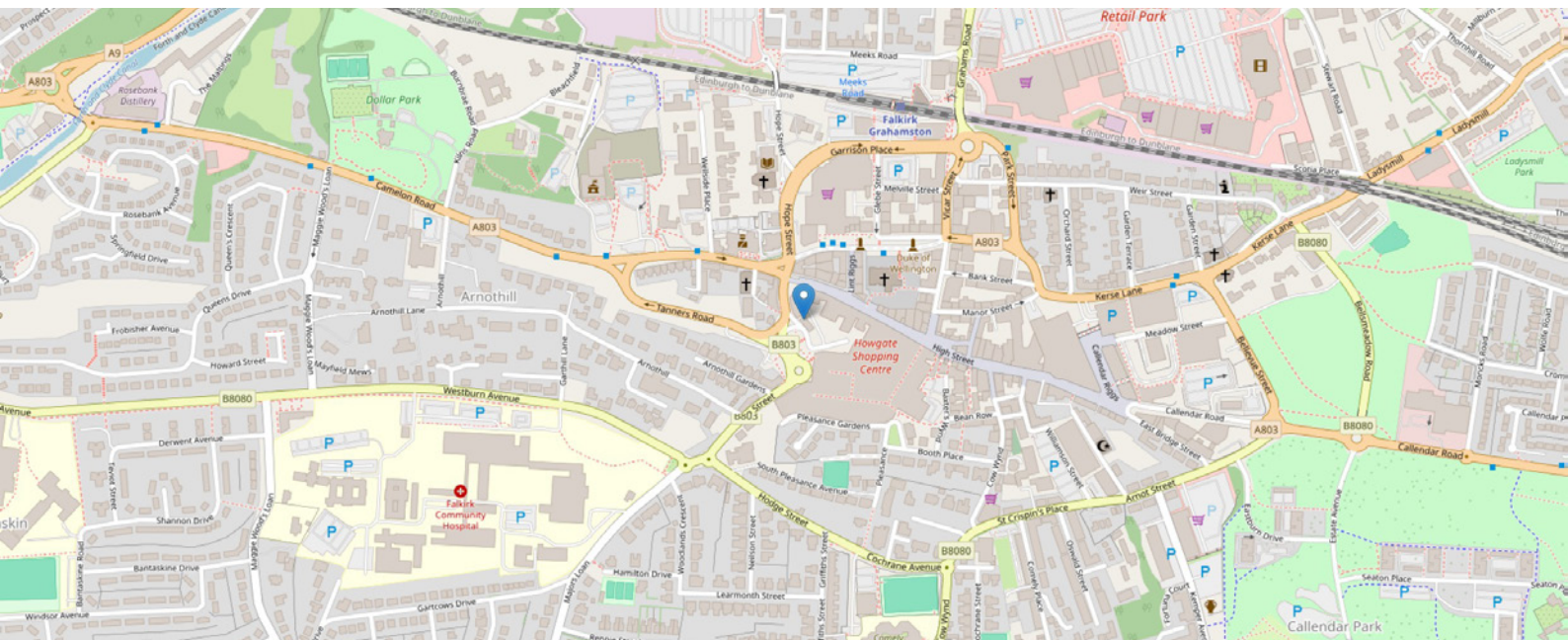
Lounge/Diner	6.20m (20'4") x 3.40m (11'2")
Box Room	2.10m (6'11") x 1.20m (3'11")
Kitchen	3.95m (13') x 2.40m (7'10")
Bedroom	3.95m (13') x 3.35m (11')

Shower Room

2.05m (6'9") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>  
EPC Rating: C

Extras: White goods and furniture may be available by separate negotiation.



# THE LOCATION

The property is very conveniently placed within the town centre and all its amenities. The Howgate Centre, Asda & Tesco Superstores are all nearby.







Public transport via bus and rail links are excellent with Falkirk Grahamston and Falkirk High railway stations providing regular services to Glasgow, Stirling, and Edinburgh. The surrounding motorway network is easily accessible and provides excellent commuting to all areas of Central Scotland on a daily basis. There is a good range of schools and leisure amenities within easy reach, making it a very popular place to call home.



# McEwan Fraser Legal

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