

11 Nursery Road

FALKIRK, FK1 5DQ



*Excellent three bed mid-terraced family home,
popular area, great accommodation*



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to bring to the market this spacious three-bedroom mid-terraced villa with an enclosed rear garden.

THE LOUNGE



Recently decorated throughout the accommodation comprises; a welcoming entrance hallway with large storage cupboards, leading to a bright and airy lounge which benefits from lots of natural light having a large window to the front garden. There is a living flame feature gas fireplace and the size and shape would easily accommodate various furniture configurations.

THE KITCHEN



The dining kitchen is perfect for the home, finished in solid wood worksurface over white base and wall mounted cabinets with grey tiled splashback and boasts a gas hob and electric oven with hood, washing machine, Belfast sink, and fridge freezer. The ample storage space and work surface make this the ideal environment for any aspiring chef to prepare a tasty meal.

THE BATHROOM & BEDROOMS



The tiled bathroom is fresh and bright with off-white floor tiles and light grey tiles over the bath. A modern white suite is complemented by a bath with a shower over and a quality glass screen, ensuring there is always lots of instant hot water for long relaxing baths or refreshing showers.

The beige carpeted stairway to the upper accommodation has a window at the half landing letting in natural light to this bright and airy space. There are three good-sized bedrooms in this lovely home, all are doubles with white walls and carpet, and whilst bedroom 1 has a full-length sliding mirror wardrobe, bedrooms 2 and 3 are also doubles with built-in storage in bed 3 and all 3 bedrooms benefit from space for freestanding furniture.





There is an enclosed back garden offering space that is ideal for pets and children. The hut allows for secure storage of garden equipment etc. and the slabbed patio area makes for a nice relaxing zone to chill and enjoy a glass of wine on a summer's evening.

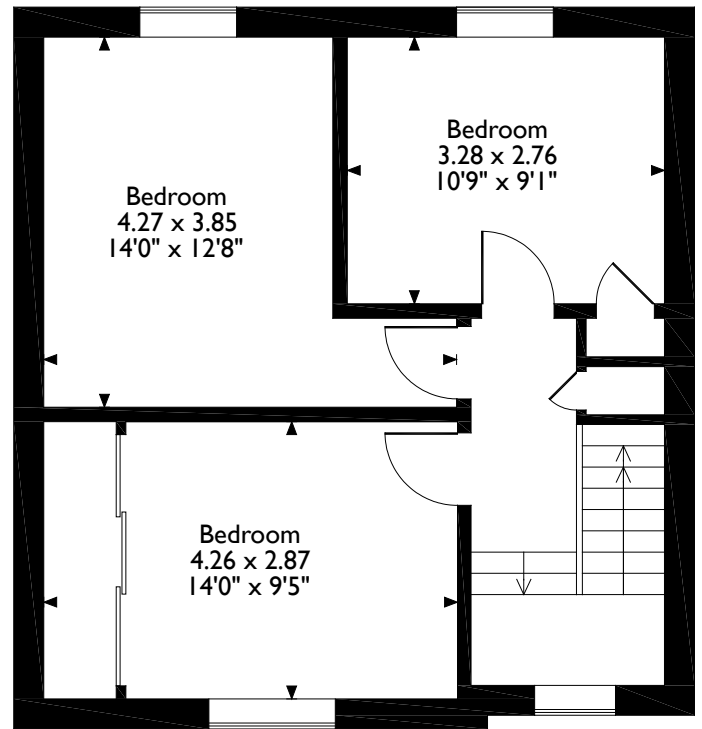
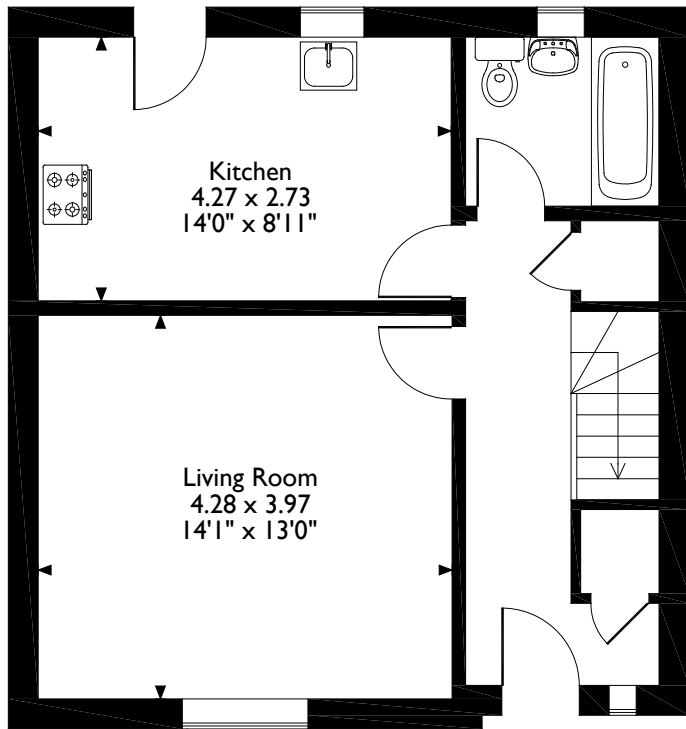
Gas central heating from a modern and efficient boiler and quality double glazing ensure the home stays warm and cosy all year round.

This is a property that has really been enjoyed by the current owner and it now offers a great starter home for any young couple or small family. Early viewing is strongly advised for 'canny' buy-to-let investors, young families or first-time buyers looking for a great place to call 'home'.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 87m² | EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Situated in a popular area near the centre of Falkirk, this property is well placed for all everyday local amenities and Camelon and Falkirk High railway stations provide regular services to Glasgow, Stirling and Edinburgh.





The property is within easy reach of the town centre and all its amenities. Bus services are frequent and the local bus station provides access further afield along with road links to all nearby towns and a surrounding motorway network including the M9 which is only minutes away provides excellent commuting access to all over Scotland and the south. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.