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Solicitors & Estate Agents

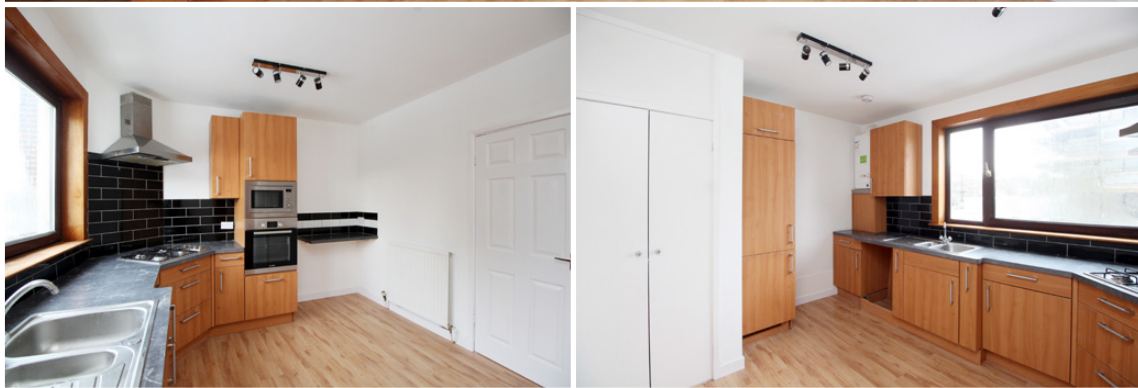
01324 467 050

**154 Glasgow Road**

FALKIRK, FK1 4JA



Kitchen



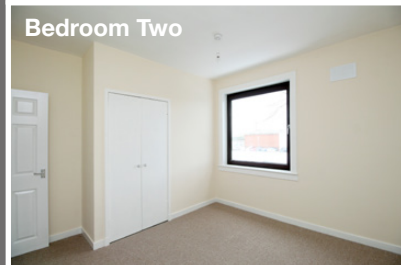
Lounge



Bedroom One



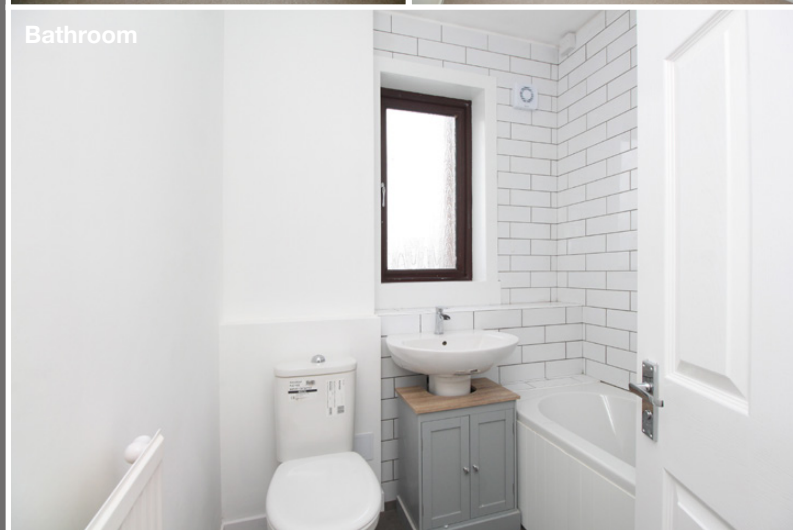
Bedroom Two



Bedroom Three



Bathroom



# 154 Glasgow Road

Falkirk town centre 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.

We are delighted to bring to the market this three bedroom, first floor flat in Camelon. The property is located in a quiet location close to the high street. The property would be a fantastic Buy-to-Let investment or for a first-time buyer.

The property is presented well throughout and is in move-in condition. The apartment has access to a communal stairwell which is well maintained. The main door opens to a welcoming reception hallway and features plenty of storage throughout. The lounge has a large picture window immediately drawing your eye to the wonderful views of Stirlingshire. The kitchen is beautifully designed and is complete with cooker and fridge. The three bedrooms are double in size and located to the front of the property. The bathroom consists of a three-piece bathroom suite with an overhead shower. This completes the accommodation on offer.

Gas central heating and double glazing have been installed throughout. There are also shared grounds to the rear with ample parking.

# Specifications

Approximate Dimensions  
(Taken from the widest point)

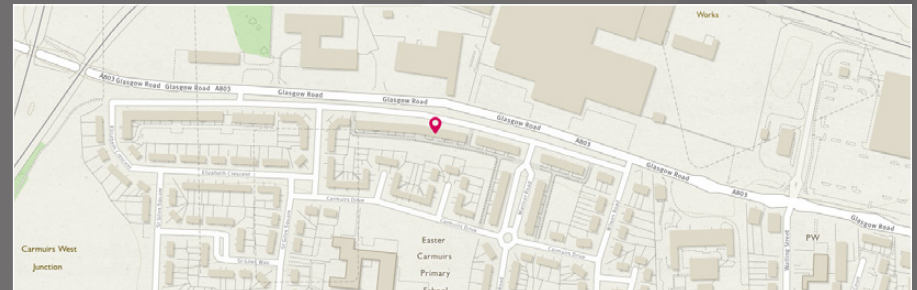
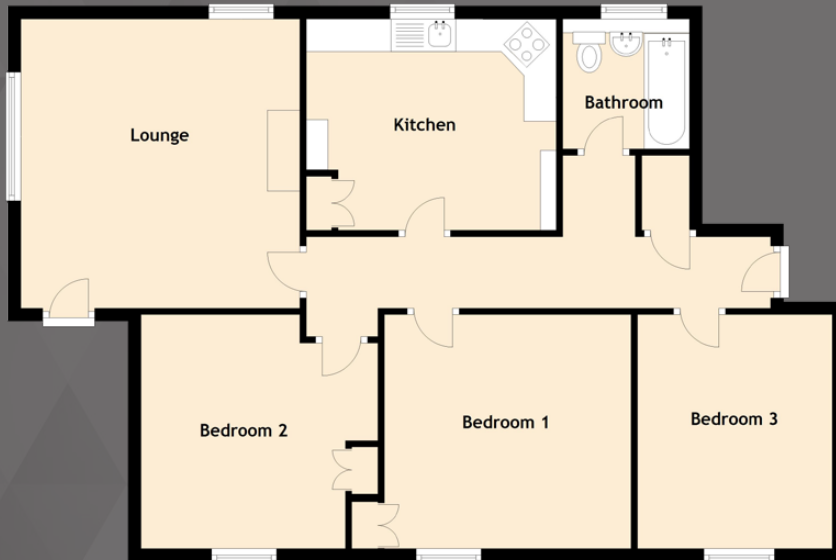
Lounge	4.45m (14'7") x 4.30m (14'1")
Kitchen	3.85m (12'8") x 3.25m (10'8")
Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	3.65m (12') x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>) : 86m<sup>2</sup>

EPC Rating : C

Extras (Included in the sale)

Kitchen appliances, floor coverings and light fittings.



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Text and description  
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