

11 Staffa Place, Falkirk, FK1 2PR



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LOCATION

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 and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



THE PROPERTY

McEwan Fraser Legal is delighted to present this 2 bedroom mid-terraced property in Falkirk The property is in walk-in condition, and an ideal purchase for first time buyers and small families.

Inside, the property comprises of:

Ground Floor

The ground floor comprises of a front facing family room, the main living room and a dining room which both overlook the spacious back garden. The ground floor benefits from a modern front facing Kitchen overlooking the garden and trees. There is ample space in the kitchen to accommodate a 4 seater dining table.

The living room faces the rear of the property overlooking the rear garden.

First Floor

The first floor comprises of two spacious bedrooms and modern bathroom

Extras

Key features of the property include;

- Private front and rear gardens,
- Double Glazing throughout
- Gas Central Heating
- South Facing Garden
- On Street Parking



- Fully equipped dining kitchen with cream wall and floor units, electric hob and loads of work space. There is also a dining area which comfortably fits a table of 4.
- Spacious living area with a large window allowing loads of natural light.
- 2 Spacious double bedrooms which both have mirrored wardrobes with the larger having additional build in storage.
- The family bathroom has beautiful tile with a white 3 piece suite with shower over the bath.



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This property further benefits from parking and spacious gardens to the front and rear. Throughout this home is spacious and bright with the rooms being able to accommodate a range of furniture configurations. In addition the property boasts plenty of storage throughout. The decor is neutral throughout with carpet underfoot in the main areas and a wooden laminate in the hallway and kitchen.



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