

30 Kings Road

GRANGEMOUTH, FK3 9AR



Spacious two-bedroom mid-terrace house in Grangemouth, with a generous garden



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McEwan Fraser Legal is delighted to present this spacious two-bedroom mid-terrace house in Grangemouth. The property is in good condition and showcases views of the large rear garden which includes a shed and external storage. There is convenient access to trains taking you to both Edinburgh and Glasgow as well as local buses and a short walk to ASDA.

THE LIVING ROOM



The interior of the property features a generous living room that accommodates various furniture arrangements and is enhanced by a large window, which bathes the space in natural light, alongside a fully equipped kitchen.

THE KITCHEN





The upper level of the property features two spacious double bedrooms, with bedroom one boasting generous built-in storage. The main bathroom is equipped with a complete three-piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

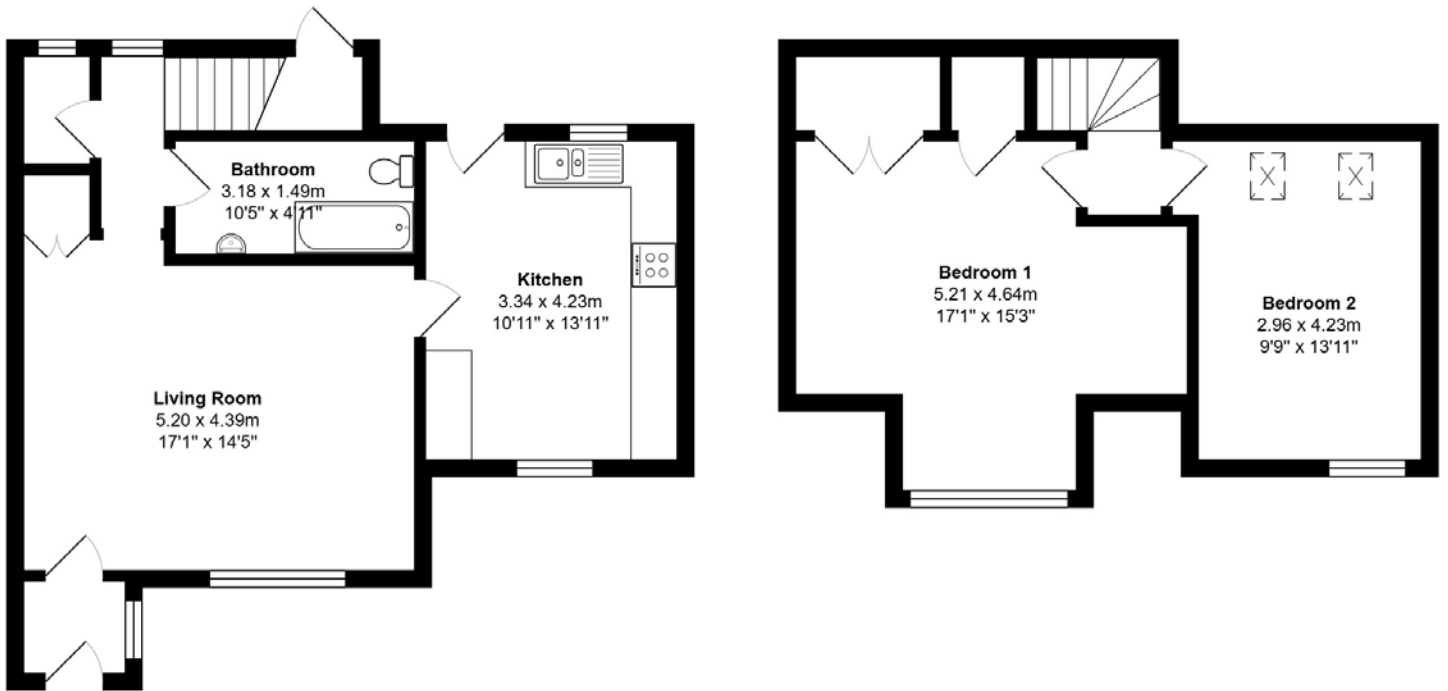


Furthermore, the property features a new boiler and heating system with all radiators, a vast garden, three external storage areas (a spacious under-stair coal shed, a detached shed at the garden's end, and a communal coal house), elevated ceilings, a walk-in boiler cupboard, and private car lane access to the rear garden. This is a rare opportunity to acquire a spacious house in a fantastic location.

EXTERNALS

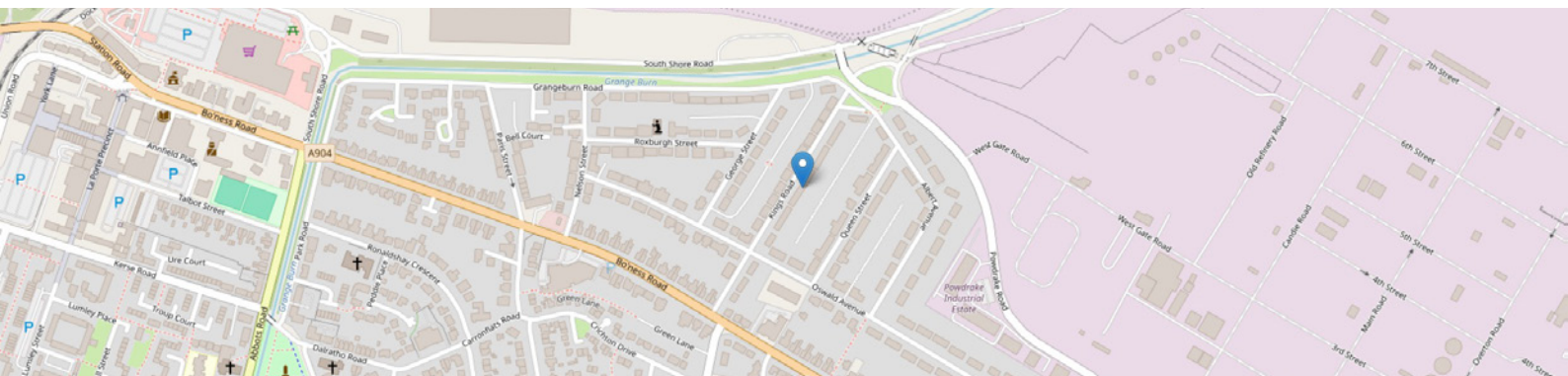


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 88m²
EPC Rating: D



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