



Stunning two-bedroom upper villa in walk-in condition



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We are delighted to offer for sale this well-presented, two/three bedroom apartment, situated in the centre of Falkirk with excellent commuter links within a highly desirable location. The impressive flat enjoys high specifications and attention to detail. The property has been designed to maximize the natural available light to create a modern and spacious ambience and offers plenty of scope for live/work arrangements.

THE LIVING ROOM



Internally the accommodation consists of a spacious entrance hall with access to the upper hallway. Here you will find a large family living room and a modern fully fitted kitchen with a selection of contemporary wall and base units and integrated appliances with the added bonus of stunning views over Stirlingshire.

THE KITCHEN



a modern fully fitted kitchen with a selection of contemporary wall and base units and integrated appliances



There are two double bedrooms on this floor and a family bathroom comprising a contemporary suite with a shower over the bath. The large attic room has built-in storage and lovely views, and with the correct planning, it could be utilised as a further bedroom.

BEDROOM 1



BEDROOM 2



THE BATHROOM & ATTIC ROOM



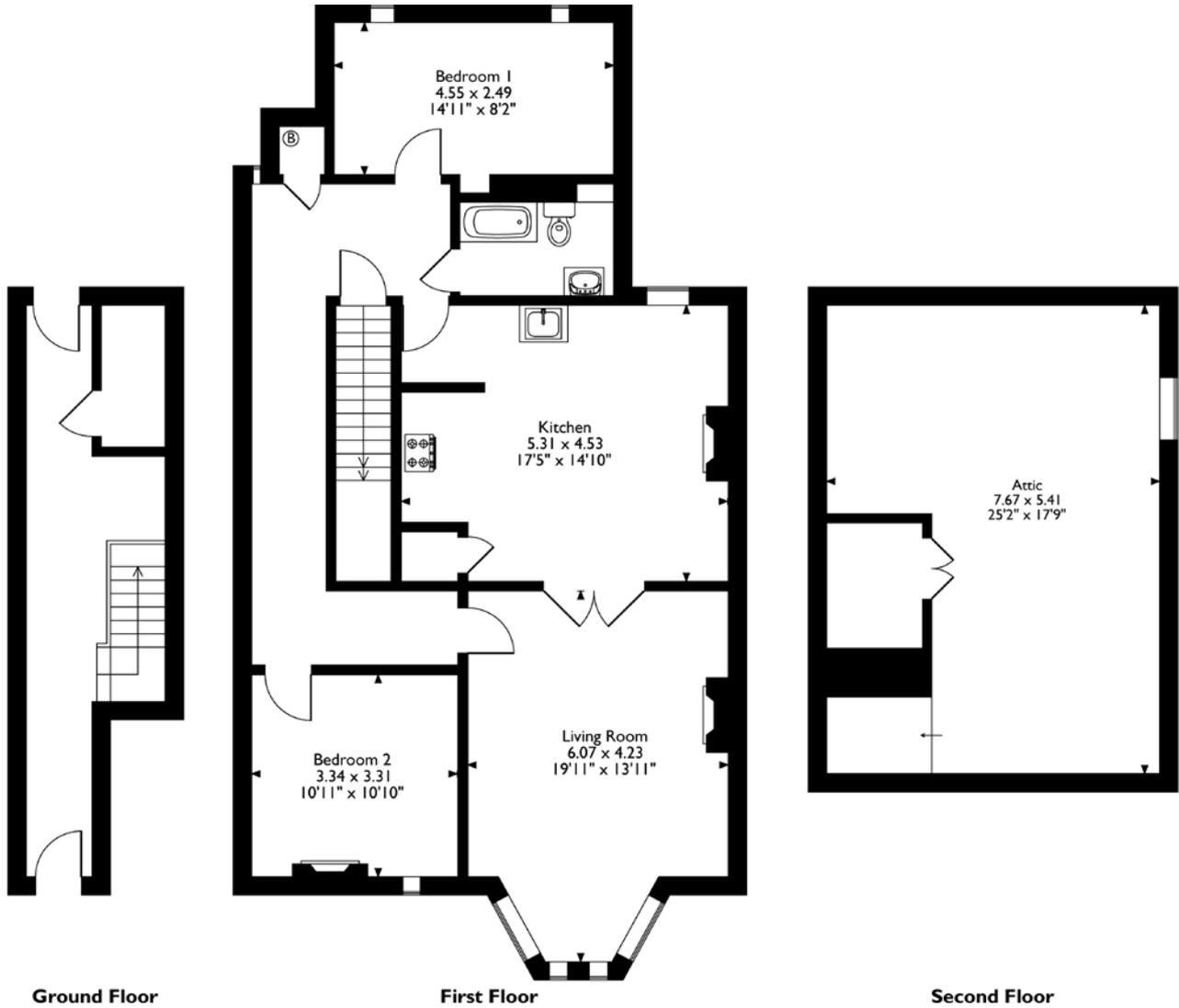
The property further benefits from double glazing and gas central heating, a fully enclosed garden area to the rear and on-street parking.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: D



THE 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.



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