



*Attractive centrally located two-bedroom apartment
with en-suite and residents parking*



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to bring to the market this attractive two-bedroom third-floor apartment.

Entry is gained through a communal tiled hallway and stairwell with a secure entry system. The entrance hallway is bright with Magnolia walls and laminate flooring and further benefits from a large storage cupboard.

THE LOUNGE



The spacious lounge features a large bay window flooding this apartment with lots of natural light showcasing quality laminate flooring and a generous space that could accommodate various furniture configurations.

THE KITCHEN



The spacious kitchen benefits from grey vinyl flooring and worksurface featuring white tiled splashback. There are ample base and wall mounted units, and features include gas hob, electric oven and extractor, and free-standing fridge freezer.





The separate family bathroom features grey vinyl flooring and a modern white suite and is further enhanced by a full-sized bath with a gravity fed shower and quality glass screen.

THE BATHROOM



The generously proportioned master double bedroom features built-in mirror wardrobes, quality laminate flooring with magnolia walls and ample room for free standing furniture. The en-suite in this bedroom benefits from grey vinyl flooring and a modern white suite and is completed with a Triton shower in a glass shower cabinet.

Bedroom 2 is also generous in proportion and benefits from laminate flooring, tasteful blue walls, three-door sliding mirror wardrobe and ample room for free-standing furniture.

BEDROOM 1



BEDROOM 2

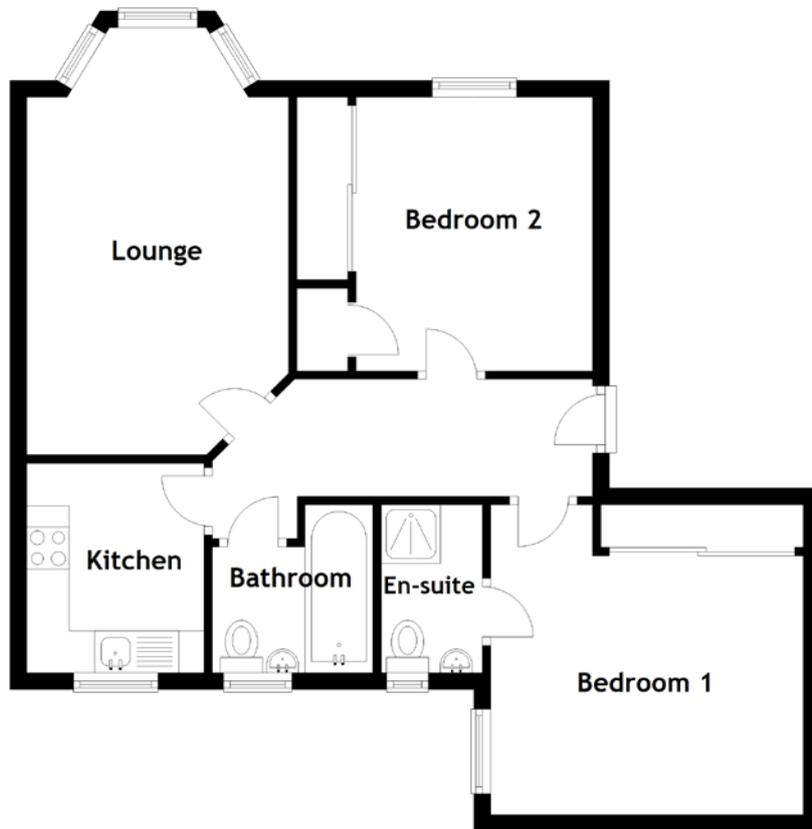


This spacious accommodation is kept warm and cosy with gas central heating and double glazing. Resident's parking is readily available to the rear of the property and on-street parking is in abundance. Early viewing is strongly recommended for what is sure to be a sought-after property in a prime central location.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.10m (10'2")
Kitchen	2.50m (8'2") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.70m (12'2")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")

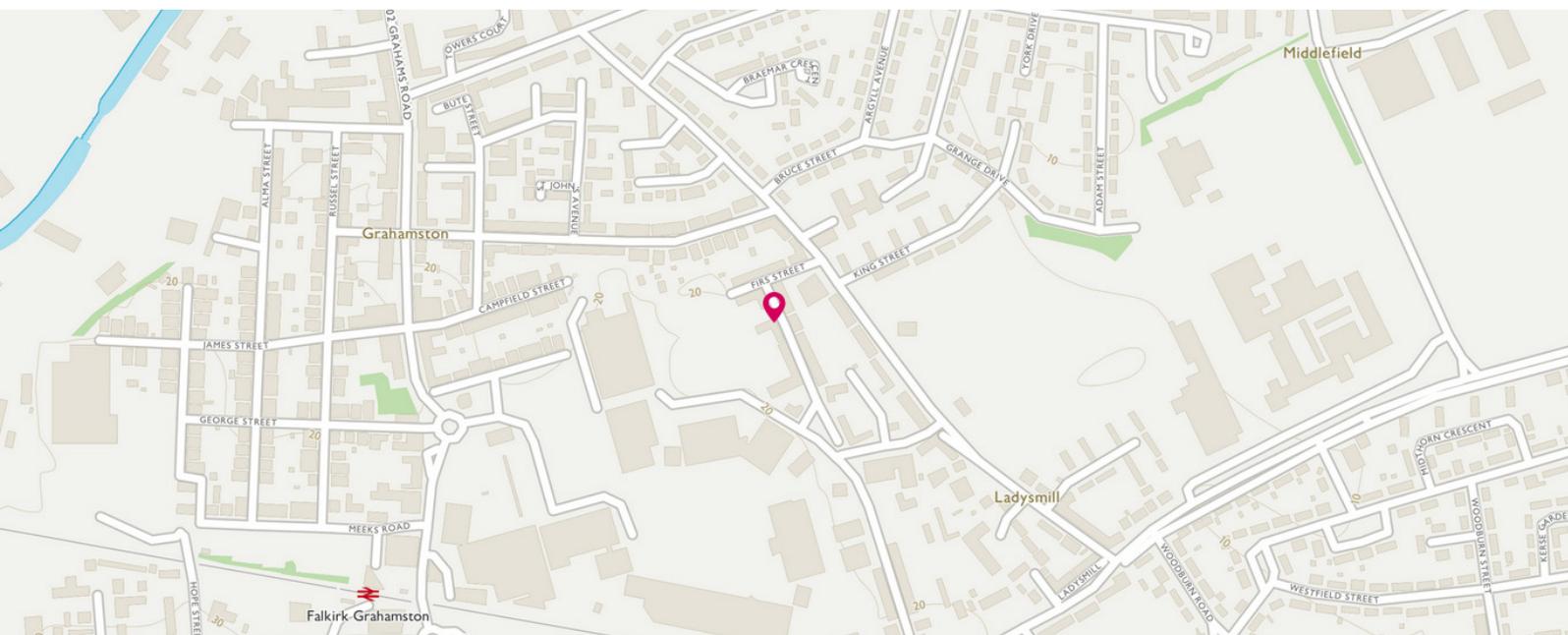
Bathroom

2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 60m²

EPC Rating: C

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



THE LOCATION

This attractive property is conveniently located near Falkirk Town Centre, within walking distance of Falkirk Grahamston station which offers access to Edinburgh, Stirling, and Glasgow.





Falkirk High station is only 1.7mile away, offering express trains services to both Glasgow and Edinburgh. Educational needs are well served by a range of local primary and secondary schools as well as the nearby college. The Helix Park - home to the famous Kelpies statues - is approximately 1 mile away. The Town Centre is well served, by amenities and facilities covering a broad range of needs. From the adjacent Retail Park to the historic pedestrianized precinct with shopping ranging from boutiques to supermarket chains, the area has something for most people. As well as a cinema, health clubs, bars and restaurants, the town also has a broad and diverse range of sporting, leisure, and recreational amenities along with many clubs and societies covering most levels of skills, tastes and abilities. For those looking to commute further afield both Edinburgh and Glasgow International Airports can be reached in 45 minutes and 60 minutes respectively.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01324 467 050

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARK WATSON
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



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.