

69 Woodburn Road

FALKIRK, FK2 9BT



Perfect for a young family, a professional couple, or anyone seeking single-level living



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McEwan Fraser Legal is delighted to introduce this fantastic two-bed ground floor flat, 69 Woodburn Road.

THE LIVING ROOM



Upon entering, a welcoming hallway provides access to the rest of the home and features more than ample cupboard space. The bright and fresh living room, illuminated by a large window, offers versatility for various furniture arrangements to suit your lifestyle. It also includes an alcove with shelves, perfect for displaying books and ornaments or creating a cosy reading nook.

THE KITCHEN



The modern dining kitchen is ideal for casual meals and entertaining guests. It features a tiled floor and striking herringbone-style tile walls, along with generous base and wall-mounted units, a gas hob, and an electric oven with a sleek tall black hood above.

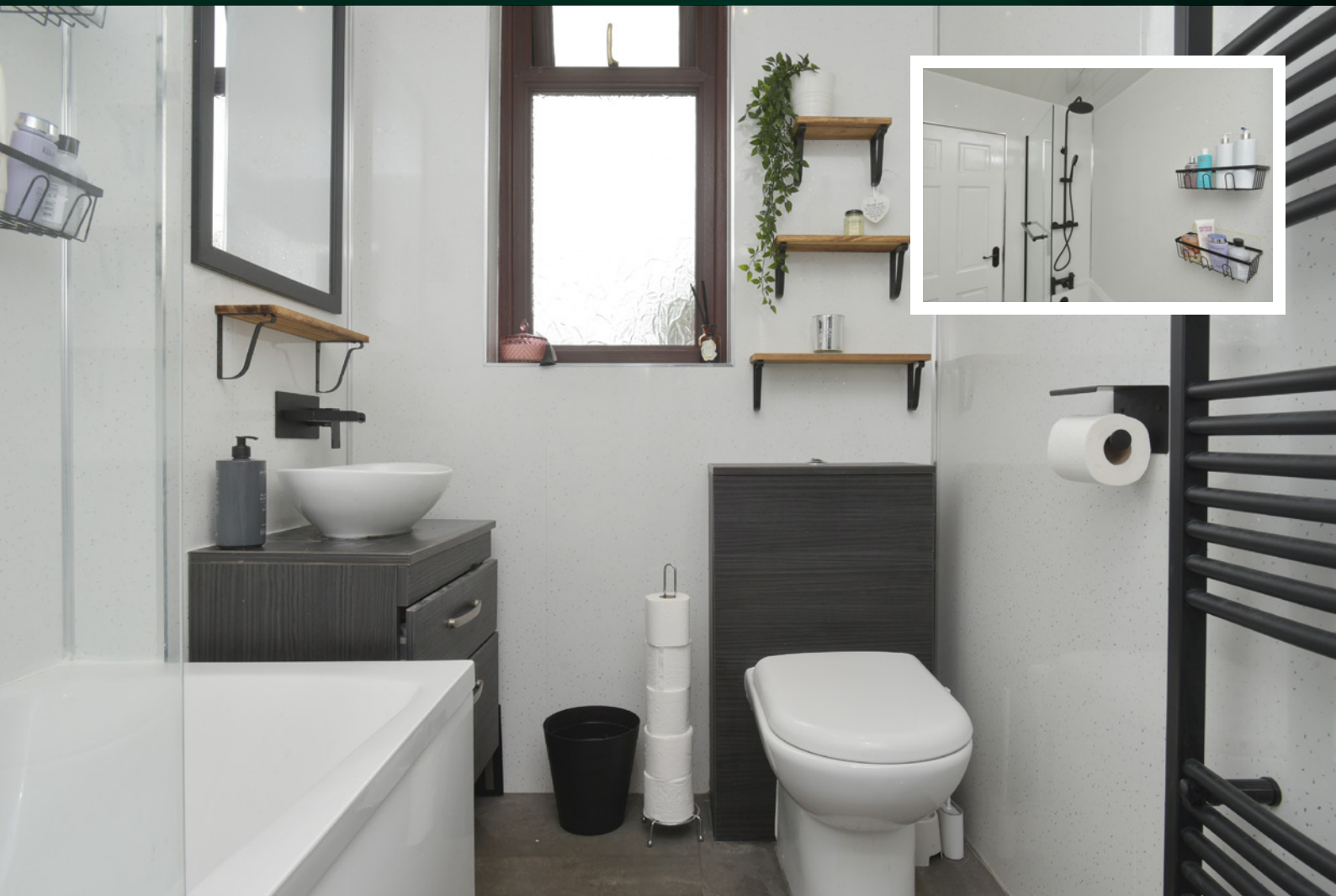




The property has two double bedrooms, each offering ample space for additional storage solutions.

The family bathroom is equally impressive, featuring a sophisticated three-piece suite. A bowl-style sink with dark-finished taps is complemented by an enclosed drawer unit for added functionality. The generously deep bath is equipped with a dual-action shower overhead, and a tall black heated towel rail adds a touch of luxury.

THE BATHROOM



BEDROOM 1



BEDROOM 2



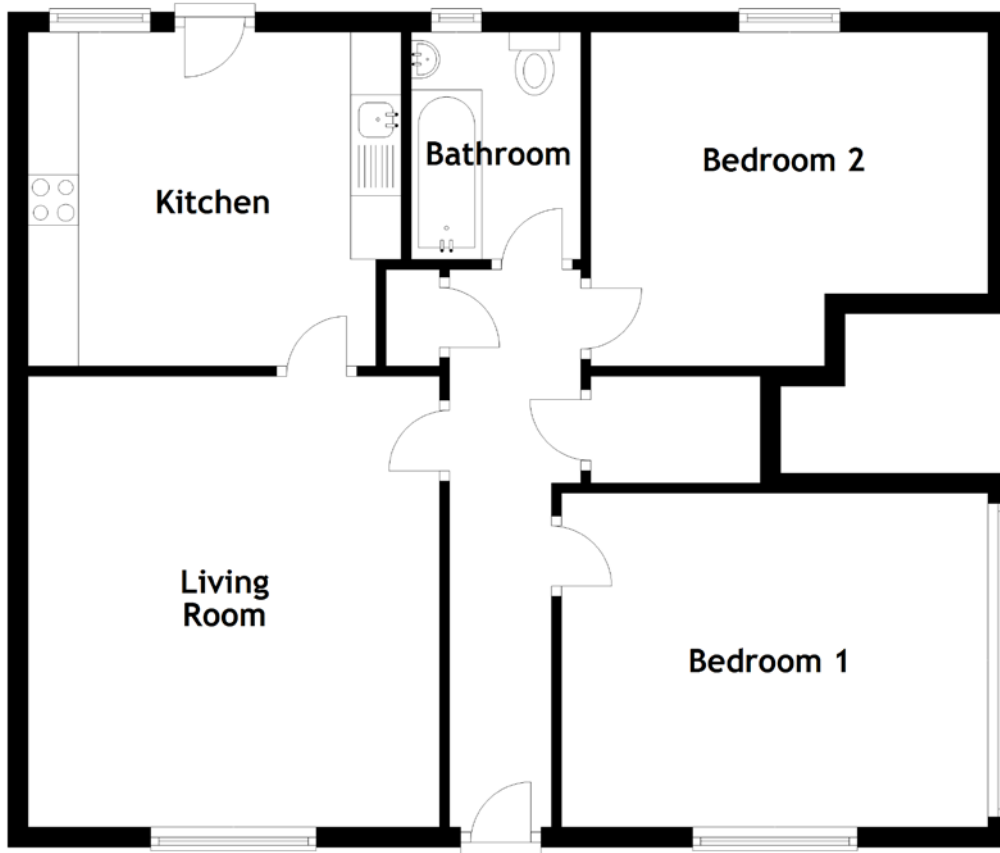
Externally, the property features a large driveway at the front, providing enough space to fit two cars.

At the rear, there is a spacious, private, and secure garden. A patio area leads to a fenced lawn, at the end of which sits a very large wooden summer house. Equipped with power and lighting, this versatile space is perfect for a home office or hobby room. Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

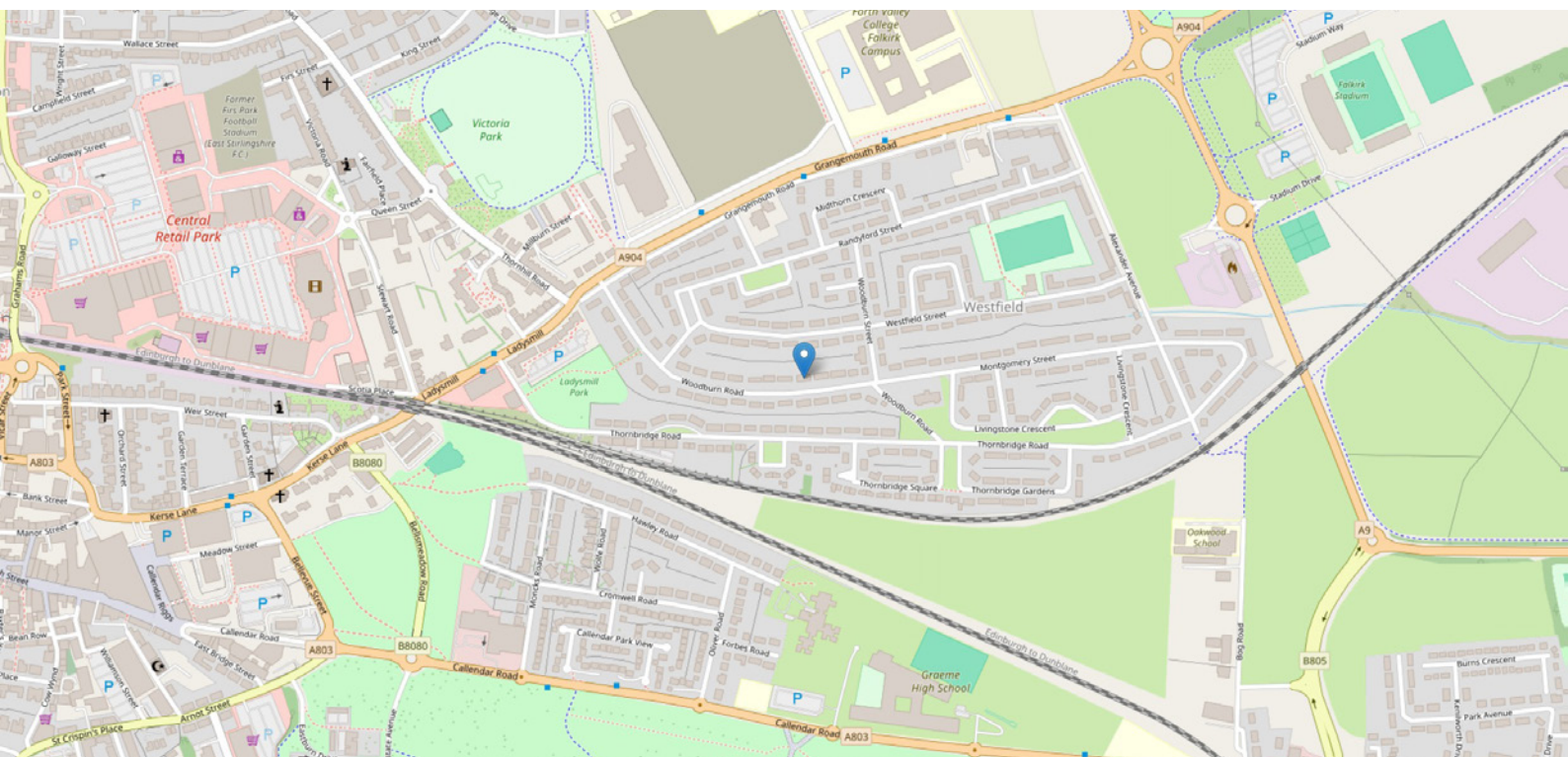


Approximate Dimensions (Taken from the widest point)

Living Room 4.47m (14'8") x 4.08m (13'5")
 Kitchen 3.65m (12') x 3.31m (10'10")
 Bathroom 2.25m (7'5") x 1.70m (5'7")

Bedroom 1 4.23m (13'11") x 3.31m (10'10")
 Bedroom 2 3.95m (13') x 3.31m (10'10")

Gross internal floor area (m²): 72m²
 EPC Rating: D



THE LOCATION

This fantastic home is perfectly placed within walking distance of Falkirk town centre. Providing 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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