

# 51 Tweed Street

GRANGEMOUTH, FK3 8HA



*BRIGHT AND SPACIOUS 2 BED MAIN  
DOOR FLAT WITH GARDEN*



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McEwan Fraser Legal is delighted to present 51 Tweed Street to the market.

Upon entering the flat, you move upstairs to a welcoming hall that provides access to all the rooms within the property. The living room is filled with natural light, offering a spacious area that can accommodate various furniture configurations. From here, you'll find access to a glassed-in balcony, a versatile space that is perfect as a study or home office.







The kitchen is a great size and overlooks the private garden. It provides ample space for dining and comes equipped with a hob, oven, cooker hood, fridge/freezer, and washing machine, making it both functional and ready for your personal updates.





Both bedrooms are generous doubles, benefitting from built-in wardrobes, providing excellent storage solutions. The bathroom is finished in white and includes extensive tiling, an electric over-bath shower, and a glazed screen.

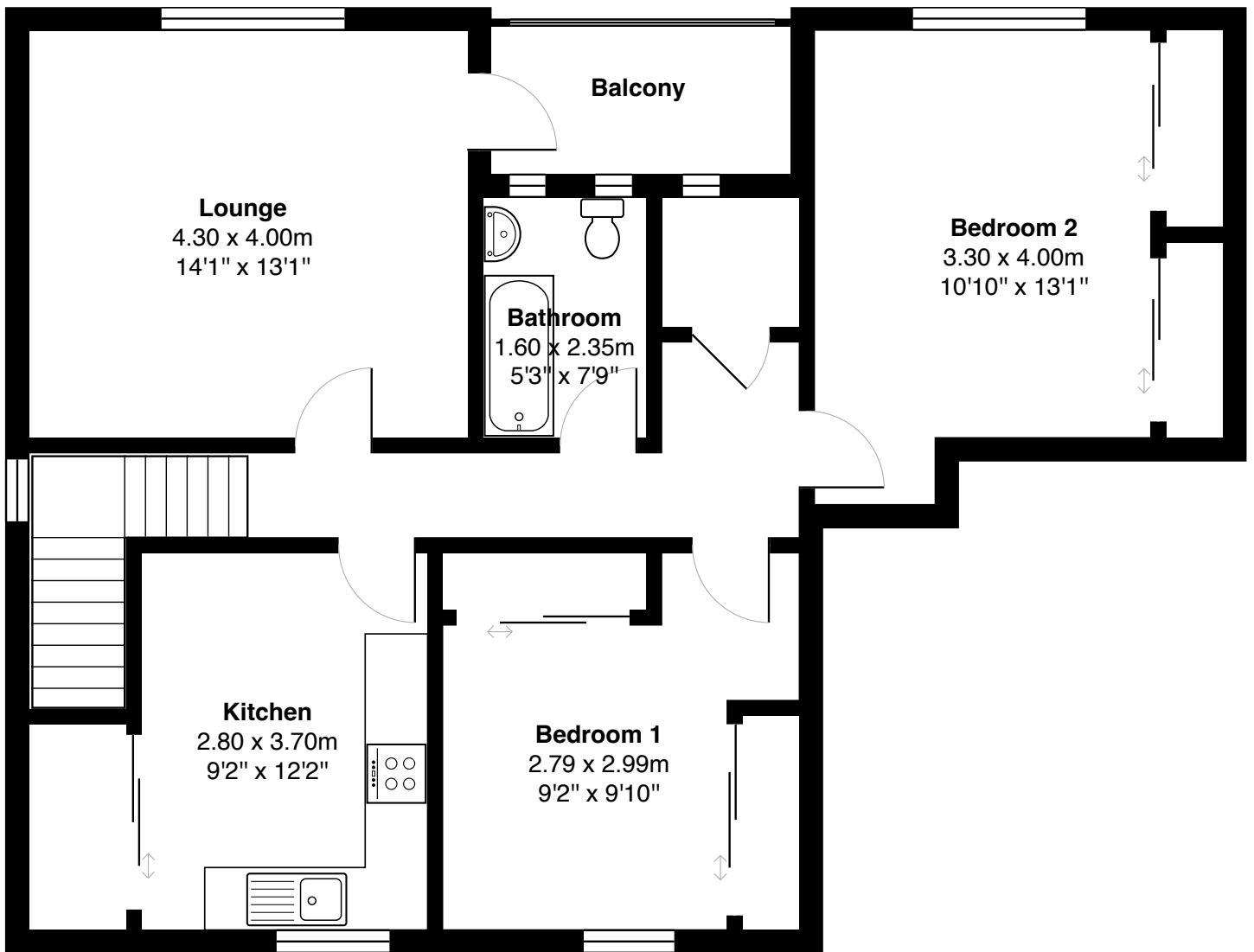




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: C

## Floor Plan



The private rear garden, enclosed by fencing, features a raised sun deck and a garden hut, making it ideal for outdoor enjoyment and additional storage.

This property presents a wonderful opportunity to modernise and create a home tailored to your taste. It's the perfect canvas for a first-time buyer to make their mark and transform this space into something truly special. Early viewing is highly recommended to appreciate its full potential.





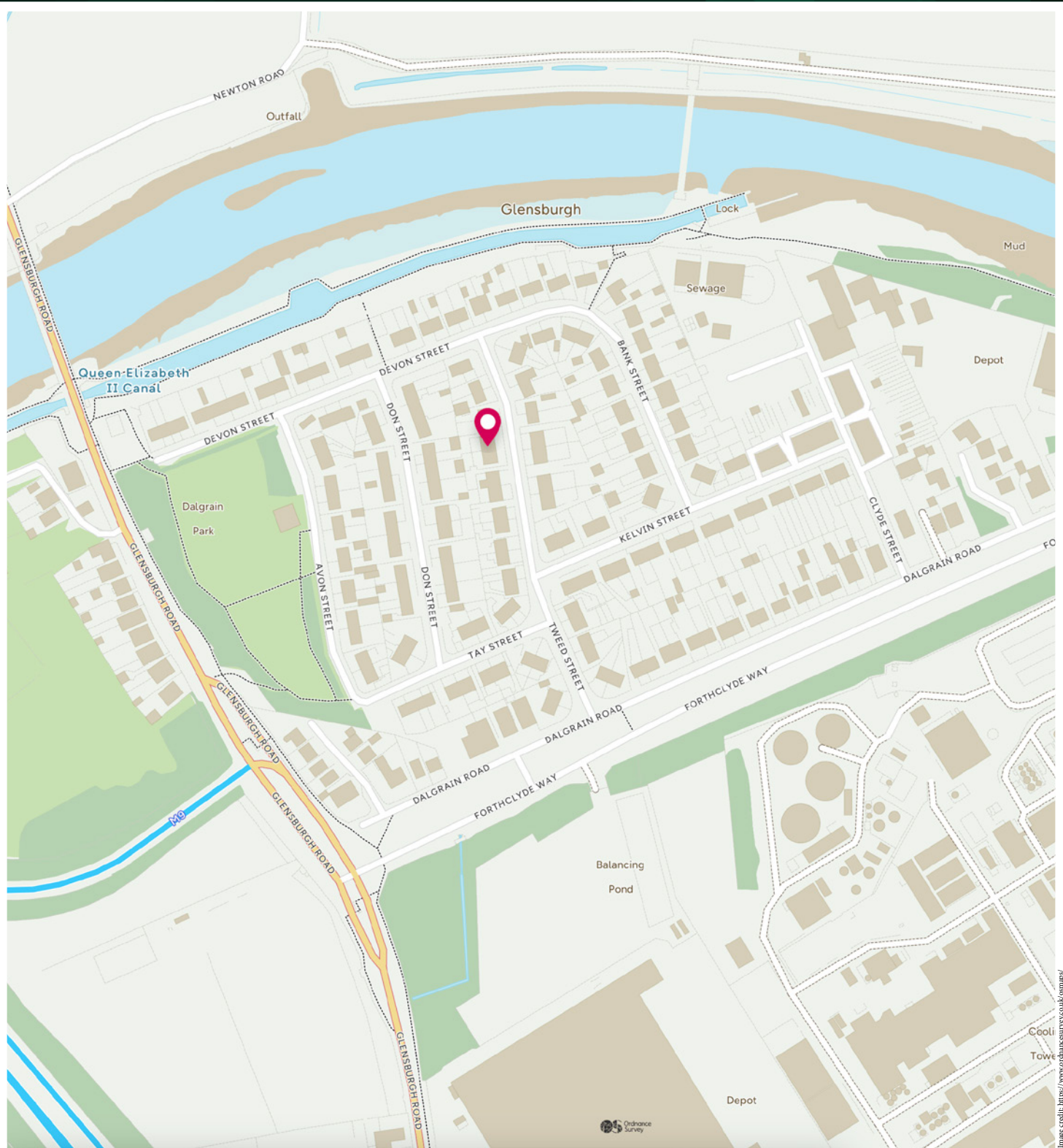
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Grangemouth is a vibrant town located in central Scotland, nestled on the banks of the River Forth. Known for its strong sense of community and excellent transport links, it offers the perfect blend of convenience and charm. For those who commute, Grangemouth is ideally situated, with easy access to the M9 motorway, connecting you to nearby towns and cities such as Falkirk, Stirling, and Edinburgh. Public transport options are also readily available, making travel straightforward and stress-free.

The town boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. Families will appreciate the selection of well-regarded schools and leisure facilities, such as Grangemouth Sports Complex, which features a swimming pool, gym, and fitness classes.

Outdoor enthusiasts can enjoy the scenic Kinneil Estate and the Zetland Park, perfect for walks, picnics, and family outings. The nearby Helix Park, home to the iconic Kelpies, is just a short drive away, offering stunning green spaces and a range of activities for all ages. With its excellent location, strong community spirit, and wide array of amenities, Grangemouth is a fantastic place to call home, whether you're starting a new chapter or simply looking for a place with great connectivity and character.

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# McEwan Fraser Legal

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