



Rarely available, this well-proportioned semi-detached property with three double bedrooms and two reception rooms offers excellent family accommodation arranged over two floors with gardens to the front and rear along with a driveway and single garage. The property is located in a sought after established residential area of Grangemouth close to many local amenities, schooling and transport links. Offered to the market in immaculate order throughout, we would recommend an early viewing.

- Welcoming reception hallway with a useful storage cupboard.
- Front facing living room complimented by a bay window looking over the front garden, large storage cupboard.
- Fully equipped breakfasting kitchen with a range of wall and base units along with integrated appliances. Door accesses the rear garden.
- Pleasant rear facing dining room with a useful storage cupboard.
- Downstairs cloaks comprising WC and wash hand basin along with ladder radiator.
- Staircase to the upper landing with access to the loft space.
- Front facing double bedroom with a useful storage cupboard.
- Double bedroom rear facing with a storage cupboard.
- Further double bedroom rear facing with a storage cupboard.
- Modern and stylish bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Beautiful gardens to the front and rear.
- Single garage and multi vehicle driveway.



Location

Grangemouth offers a good range of amenities that will cater for every day needs including nearby access to excellent shopping facilities. In addition, Grangemouth offers schooling at both primary and secondary level. The nearby town of Falkirk offers a wider range of amenities including shopping at the Howgate centre as well as the Callendar Square shopping centre. There are a good selection of bars and restaurants, and public transport is available which offers direct access across the central belt with access via bus and train to Glasgow, Edinburgh and Stirling city centres. There are excellent road links to the M9 motorway again offering access to the central belt.

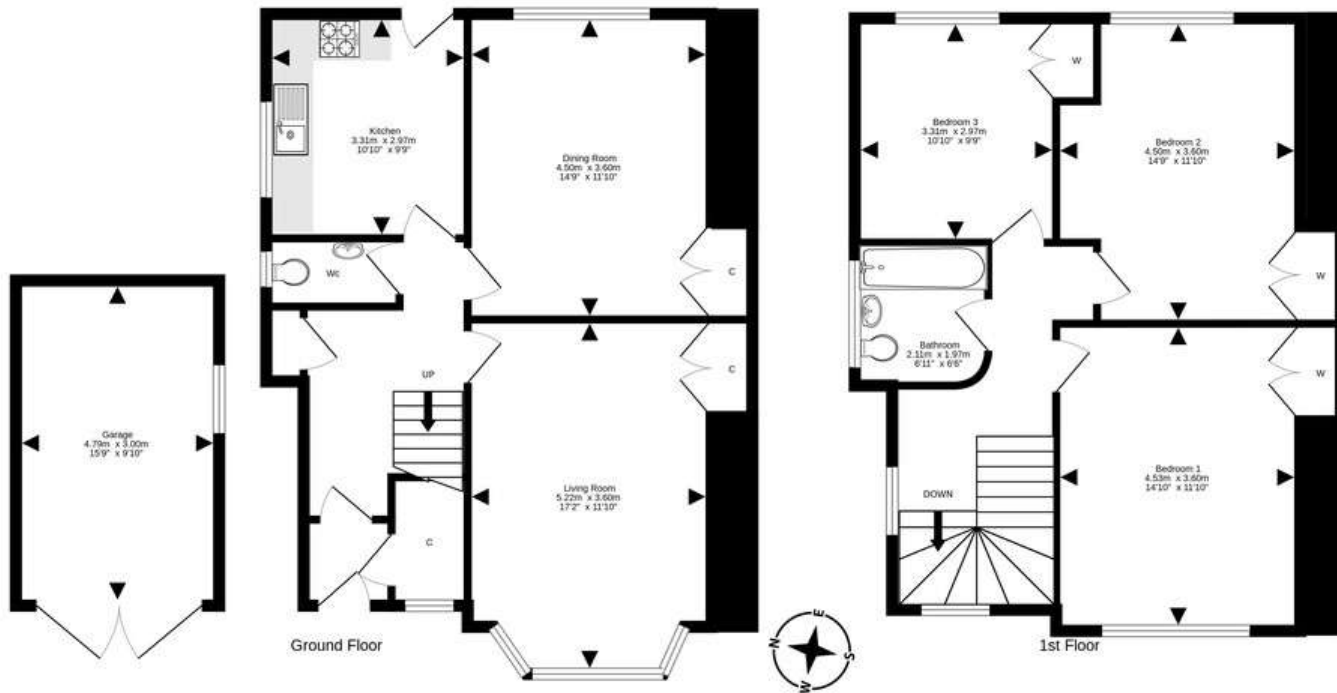
Extras

Included in the sale are the integrated kitchen appliances, washing machine, all fixtures & fittings and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

