

Jardine Phillips
Solicitors • Estate Agents

CARRON, FALKIRK

31 CHAMBERS DRIVE
FK2 8DX



EPC RATING: C

OFFERS OVER £140,000



SUPERB, MODERN ONE BED BUNGALOW WITH BEAUTIFUL GARDENS IN POPULAR CARRON

This great semi-detached property would make an excellent first time buy, retirement or investment opportunity, boasting sizeable accommodation with a lovely sunroom, beautiful mature gardens and off street parking. Ideally located within easy reach of all local amenities and excellent road links to both Edinburgh & Glasgow, making it ideal for commuters.

VIEWING

Please Call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Sunny open dual aspect living/dining room with feature contemporary fire, some storage cupboards & French doors to
- Bright sunroom with lovely outlook to the front & rear
- Kitchen with a wide range of white units & appliances
- Good sized double bedroom with fitted wardrobes
- Modern tiled bathroom with shower cubicle, sink & wc
- Gas central heating from combi boiler in cupboard off living room
- Upvc double glazed windows
- Beautiful gardens surrounding the house with areas of lawn, borders, shrubs, trees & patios to sit out and relax, together with a handy shed
- Off street parking for two cars to the front

AREA

Carron is a popular residential location close to Falkirk town centre and retail park which are a short drive from the property and offer a wide range of shops, bars, restaurants, leisure facilities, supermarket, petrol station and a multiplex cinema. More locally, there is a Co-op and Lidl, ideal for essentials, as well as an Esso petrol station & shop along with some local shops. The area has superb network links in and around via motorway/bus/train. Falkirk Grahamston station is within a few miles of the home, as is Larbert train station. There are regular services giving access to Glasgow (30 minutes), Edinburgh (30 minutes), Edinburgh Airport (20 minutes), Falkirk (5 minutes), Stirling (15 minutes) and the

North, making this ideally located and convenient for commuters. There are also a wealth of sporting, leisure & recreational facilities in the vicinity.

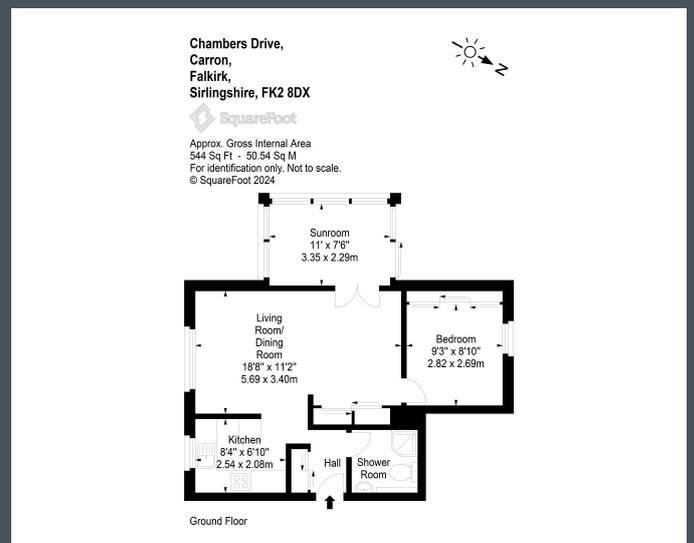
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge & washing machine are included in the sale.

HOME REPORT VALUATION

£150,000

Living/dining room	18'8 x 11'2 (5.69 x 3.40m)
Sunroom	11' x 7'6 (3.35 x 2.29m)
Kitchen	8'4 x 6.10 (2.54 x 2.08m)
Bedroom	9'3 x 8'10 (2.82 x 2.69m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

