

Falkirk

12 Bairns Ford Court



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Falkirk
FK2 7LZ

Bright, modern top (second) floor flat located with popular New Carron village. Occupying well maintained residents gardens, parking is available to the rear of the property. The subjects lie within easy reach of nearby New Carron shopping and Falkirk town centre.

Access is through a shared entrance way with secure entry system. The private reception hallway has a remarkably large walk in cupboard offering superb storage. The sitting room has a focal point window enjoying leafy tree lined front views. The well proportioned double sized bedroom also enjoys the delightful views and the benefit of fitted robes. Both the sitting room and bedroom have had new PVC double glazing installed in 2021. The well planned, fitted kitchen has an integrated oven, hob and extractor hood. The accommodation is completed by a bathroom which has a white suite, ceramic tiling and Triton electric shower. Practical features include electric heating, double glazing and timber wooden flooring. An ideal opportunity for the first time buyer, early viewing is highly recommended.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

EER Rating

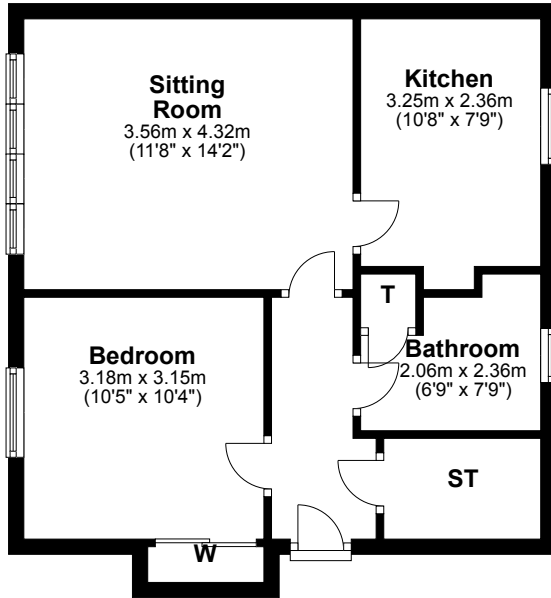
Band E

Property Ref

WC5063

Price Offers Over £73,000

Accommodation layout & measurements



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PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

New Carron Village, to the north of Falkirk town centre, offers an excellent range of local shopping close to hand. Nearby Falkirk town centre offers a more extensive range of amenities including main line rail links to the cities of Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

Satellite Navigation: Enter the postcode: FK2 7LZ


PROPERTY

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