





Set within a small cul-de-sac of only ten properties this semi detached villa occupies super private gardens. Attention is drawn to the size of the sunny, south westerly facing, fully enclosed rear garden which offers excellent potential for extension and development subject to obtaining the usual consents. The property lies within easy reach of many excellent local amenities within popular Stenhousemuir and adjoining Larbert.

The lower accommodation includes a generously sized front facing sitting room and bright dining kitchen overlooking the rear gardens. A rear entrance hallway allows separate access to a large walk in store and rear gardens.

On the upper floor there are two double bedrooms with excellent storage and bathroom with electric shower. An ideal first time buy or buy to let investment (currently letting compliant) the property is offered for sale with appliances. Freshly redecorated the property also enjoys the benefit of gas central heating (with new boiler installed April 2019 with 10-year warranty), double glazing and reroofing. Immediate viewing is recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

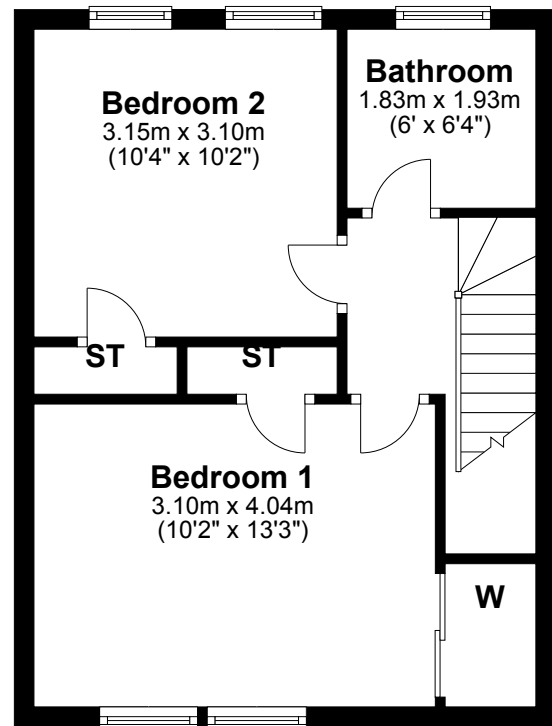
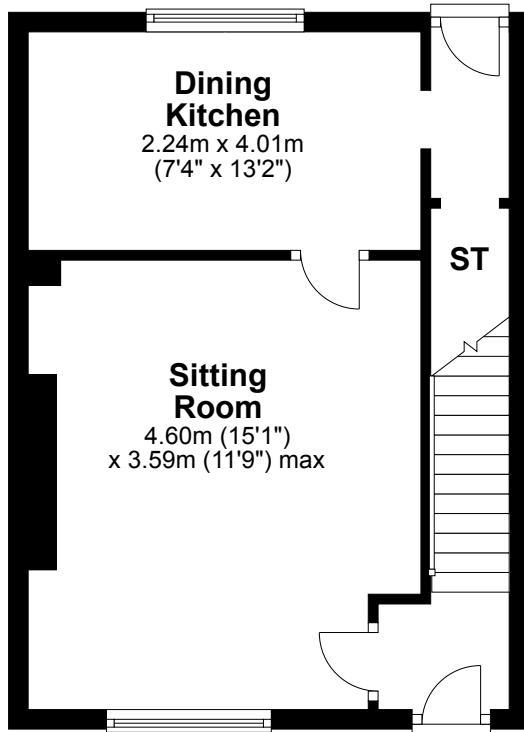
Price Offers Over £92,000

EER Rating Band C

Property Ref WR5007



Accommodation layout & measurements



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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. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

Location

The town of Stenhousemuir and adjoining village of Larbert offer an extensive range of shopping, schooling, civic, recreational and transport amenities. The property lies within walking distance of both Larbert High School and Larbert Rail Station which provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding arterial road and motorway network allows ease of access to many central Scottish centres of business including Falkirk, Stirling, Glasgow, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK5 3DG

 **clyde**
PROPERTY

24 Newmarket Street
Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

