



Fairlie Street
Falkirk FK1 4NH

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Alexander Taylor are delighted to bring to the open market this excellent starter property, situated within a residential estate of similar properties. The property is set close to all local amenities and all major motorway networks. Camelon train station is only a short walk, where you will find express trains to Glasgow and Edinburgh. There is a large Tesco along with Aldi and not forgetting the kids, a newly formed MacDonalds.





The current owners have upgraded the property over their time, which includes, new UPVC Double glazing windows, six years ago, this included the front and rear doors. They have also more recently, approximately two years ago, re-placed the boiler. The roof to the porch area to the front has had the top membrane replaced along with the ridge tiles to the roof. Finally, the lounge, has been opened into the kitchen area, which makes for an amazing space for open plan living.

The loft has been, floored, and velux windows have been, installed, however there is no consent for this room. However, it is a great space for a home office, teenagers' den, or additional storage area.

The master bedroom will come complete with the free-standing robes and bedroom three will come complete with the cabin bed.

The family bathroom is on the ground floor and has the added benefit of a shower over the bath.

There is good storage throughout on the ground floor and throughout the property.

Externally you will find a good-sized front garden, which has some fruit trees and herbs. The rear gardens are of a generous size and are finished with a large, decked area and lawn. The garden shed will form part of the sale.

Items included within the sale are:

All flooring
All Window Blinds
All Curtain Poles
All Curtains
All Light fittings
Electric Oven
4 burner Induction Hob
Extractor
Free standing Dish Washer
Free standing Fridge Freezer
Garden Shed

LOUNGE/DINING/KITCHEN

4.29 x 6.77 (14'1" x 22'3")

BATHROOM

1.69 x 2.30 (5'7" x 7'7")

MASTER BEDROOM

2.89 x 4.28 (9'6" x 14'1")

BEDROOM TWO

- Good central location
 - Gas Central Heating
 - UPVC Double Glazing (Re-placed 6 years ago)
 - Newly fitted Boiler (Re-placed 2 years ago)
 - Loft has been sheeted and carpeted (no planning consent in place)
 - 3 full double bedrooms
 - Open plan lounge/dining /kitchen
 - Private parking space to front
 - Generous rear gardens
 - Front gardens complete with fruit trees and herbs
- Council Tax Band B

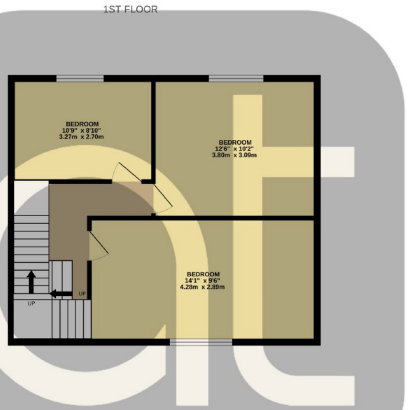
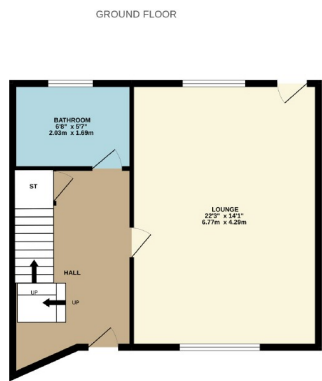
3.09 x 3.80 (10'2" x 12'6")

BEDROOM THREE

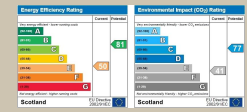
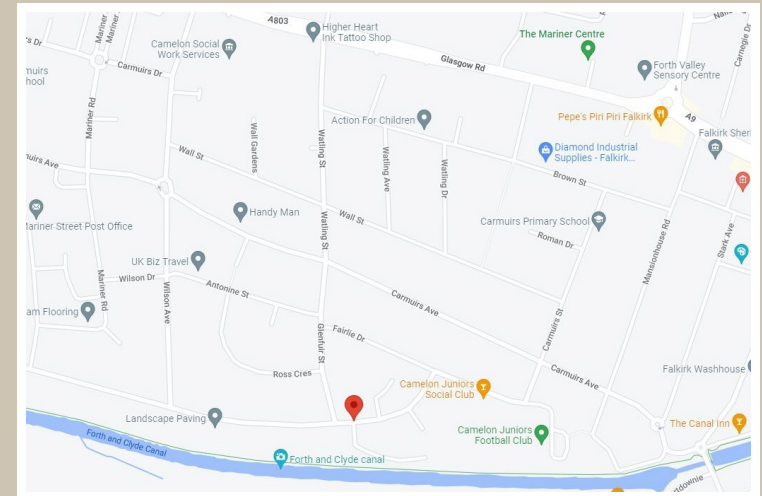
2.70 x 3.27 (8'10" x 10'9")

LOFT

4.43 x 4.36 (14'6" x 14'4")



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST STATIONS

- Camelon Station 0.5 miles
- Larbert Station 1.4 miles
- Falkirk High Station 1.6 miles

NEAREST SCHOOLS

- Easter Carmuir Primary School State School

Rating: N/A 0.2 miles

Carmuir Primary School State School Rating: N/A 0.4 miles
 Falkirk High School State School Rating: N/A 0.9 miles

Bantaskin Primary School State School Rating: N/A 1.0 miles

Disclaimer

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



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