



Western Avenue
Falkirk FK2 7HR

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Alexander Taylor are delighted to bring to the open market this super first floor apartment. The subjects are ideally set within the vibrant town of Falkirk. Set within walking distance of Grahamston Train Station, Falkirk retail Park and many renowned eateries. You will not be stuck for some super coffee houses including Costa Coffee.





Internally the space with the apartment, is seldom seen in today's market. The developer has very cleverly managed to maintain the elevated ceiling heights which does open up the space. The Lounge is open plan to the Kitchen and offers a great space for your sofas along with a dining suite. The Kitchen area will come complete with an integrated under count Fridge, single electric Oven, electric Hob and free-standing Washing Machine.

The Master bedroom is a super large bedroom, complete with mirror robes and a front and side window, which makes for a bright room. The en-suite is fitted with a shower unit which comes complete with a Thermostatic Shower, WC and wash hand basin. Bedroom two is also a spacious double bedroom.

To conclude this fabulous home internally you will find the main bathroom, which is complete with a Thermostatic Shower over the bath, wash hand basin and WC. I should note. That the bathroom and en-suite are both fitted with floor tiling.

Externally you will find a large storage room, which can easily accommodate a couple of cycle bikes, suite cases and Christmas tree etc. The communal staircase is carpeted and is in great condition. Parking is by way of on street parking.

All Flooring
Integrated Fridge
Single Stainless steel
Electric Oven
Electric Hob

LOUNGE

5.418 x 6.579 (17'9" x 21'7")

MASTER BEDROOM

4.043 x 4.713 (13'3" x 15'5")

EN-SUITE

0.901 x 2.570 (2'11" x 8'5")

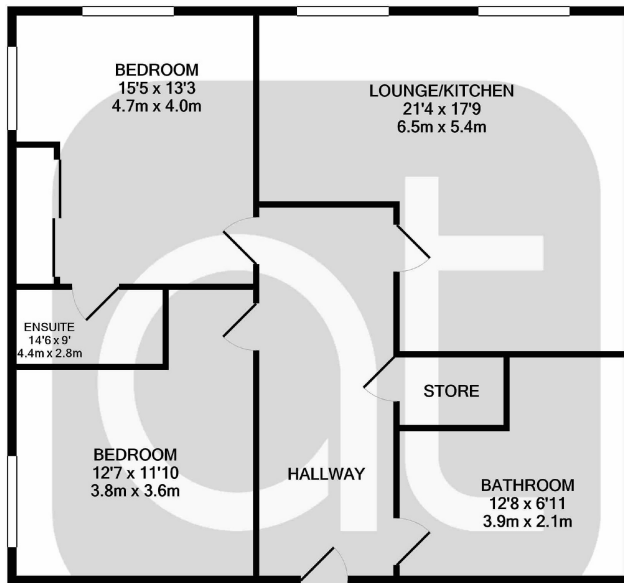
- Town centre location
- Fully renovated around 2012
- Elevated Ceiling Heights
- En-suite to the Master bedroom
- Fitted Mirror Robes to the master bedroom
- UPVC Double Glazing
- Gas Central Heating
- Combination Boiler
- Newly decorated
- New Carpets throughout
- Security Entry System
- On street parking

BEDROOM 2

3.838 x 3.611 (12'7" x 11'10")

BATHROOM

2.122 x 3.858 (6'11" x 12'8")



TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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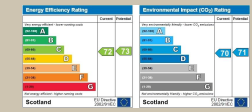
Falkirk Grahamston Station 0.2 miles
Falkirk High Station 1.0 miles
Camelon Station 1.3 miles

Bainsford Primary School S 0.5 miles
Victoria Primary School 0.6 miles

NEAREST SCHOOLS

St Mungo's RC High School 0.3 miles
St Francis Xavier's RC Primary School 0.4 miles

Viewing strictly by appointment with the Agent.



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