



Kirk Wynd  
Falkirk FK1 1LZ

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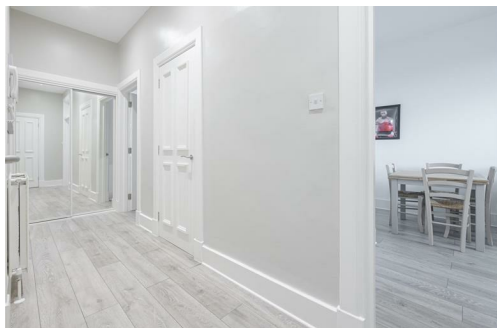
Alexander Taylor is delighted to bring to the open market this super top floor apartment, which is set within the vibrant town of Falkirk. Set to offer excellent facilities, such as Costa Coffee, Boots and some amazing individual coffee houses, restaurants and bars. Should you have the need for speedy access by rail, Falkirk High Station and Grahamstown train station are both within a short distance and both offer park and ride facilities. . EPR: D

The internal accommodation was fully renovated just prior to our client purchasing the apartment. The standard of finish is high throughout, with all walls finished to a smooth finish, all internal joinery work has been re-placed and there is a stunning kitchen which will come complete with all integrated appliances.



A unique factor to this home, is the "Roof Terrace". The views are outstanding to "The Steeple" and right across Falkirk. With this apartment being on the top floor there is ease of access to the roof terrace. There is a private shed which will form part of the sale. An ideal space to just sip your gin and relax away from the hustle of everyday life.

The internal accommodation offers a spacious hallway which benefits from a double storage cupboard which is fitted with sliding mirror robes, which makes this area feel so bright and spacious. There is a further large walk-in storage cupboard where you, would keep your linen, Hoover etc. The lounge is situated to the rear, its super spacious and has the most stunning bay window, which offers a clear view to the top of the steeple, yes, it is unique and amazing all rolled in tom one.





There is a tall integrated Fridge Freezer, integrated dish Washer, induction hob and feature extractor, all of which will form part of the sale. There will be an appliance space for your washing machine. The dining area can easily accommodate a family sized dining suit and there is a further storage cupboard within the kitchen. Finally, we have the beautiful "Steeple" on clear view from the kitchen.

To conclude this property, you will find the Master bedroom, which is of a generous size. The bathroom has been fully re-placed to offer a modern white suite, wet wall and a thermostatic shower over the bath. There is a white high gloss vanity unit, WC and a tall chrome towel warmer.

This is a super home, in true "Turnkey" condition, the entrance to the apartment is stunning with its turned staircase, polished solid mahogany hand rail, it took me right back to my childhood. So lovely to see such a super modern home, within such a beautiful building and let's not forget that "roof Terrace".

#### Items included within the sale are:

- All flooring
- All Window Blinds
- Electric Oven
- Four burner "induction Hob"
- Chrome canopy extractor
- Tall integrated Fridge Freezer
- Integrated Dish Washer

- Town Center Location
- Stunning traditional Building
- Elevated Ceiling heights throughout
- Large dining Kitchen
- Integrated Dish Washer
- Induction Hob
- Roof Terrace
- Security entry
- Stunning views to The Steeple

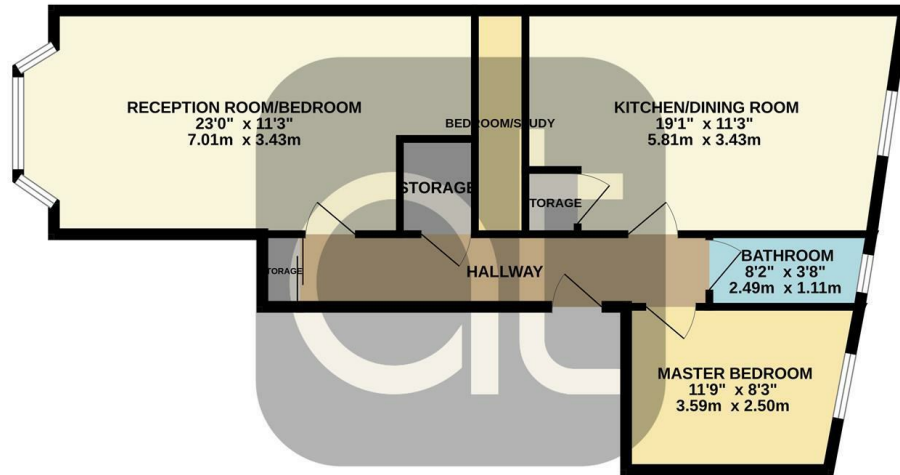
**Lounge**  
21'2" x 11'3"

**Dining Kitchen**  
19'1" x 11'3"

**Master Bedroom**  
11'11" x 8'2"

**Bathroom**  
8'3" x 3'10"

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.  
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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Viewing strictly by appointment with the Agent.



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