



Oswald Street
Falkirk FK1 1QL

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Alexander Taylor is delighted to bring to the open market this outstanding two bed upper cottage flat. The subjects are offered to the open market in immaculate condition throughout. The subjects are set on the boundary of the vibrant town of Falkirk. Falkirk town has so much to offer by way of some amazing restaurants, coffee houses and some amazing independent retailers. Calendar Park is also close by and hosts some great events throughout the year. Falkirk retail park is also close by where you will find a great mix of major retailers such as: Next, Next Home, MS Food, Tesco, Dunelm are just a small mix of what is on offer. We should note that the ever popular "Comely Park Primary School" is only a few minutes' walk.

Now let's see what is on offer internally:



On arrival you will notice, the newly installed, grey finish "Composite Door", which gives access to the flat byway of stairs up to the main hallway. We should note that the stairs have also been finished with the solid light oak flooring to the tread area.

On arrival to the hallway, you will find access to all main rooms. Firstly, off the hallway you will find the main bathroom, which is fitted with a white three piece suite, with an over the bath shower. The tiling to the room, is stunning. There is also under floor heating installed within this room.

Following on you will find the breakfasting Kitchen. This room is a delight, finished with a light grey unit, with co-ordinating worktops and all appliances will form part of the sale. There is ample room for a small breakfasting suite. There are also two cupboards within the kitchen. The lounge, is large, bright and airy. A feature to the lounge is the bay window, which overlooks the front of the property. The TV bracket will form part of the sale.



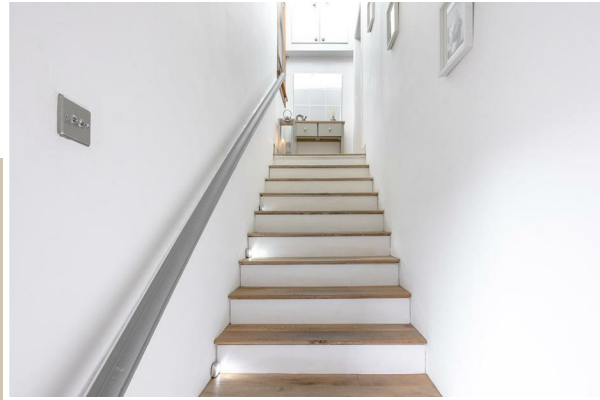


The master bedroom is spacious and has the most delightful, original fire, we should note that this is not a working fire, it is merely a feature, but a stunning one at that. Bedroom two is also a full double bedroom, where you will find ample space to include a small home office.

On a more practical level you will find the heating is provided by a gas fired system, which is under a maintenance contract and is serviced yearly. The windows are all of a good quality UPVC unit. Storage is provided by a large cupboard within the hallway, kitchen and both bedrooms. The property also has its own loft.

Externally the private rear gardens have been fully landscaped to offer a great outdoor space, which is maintenance free, by way of "Astro Turf" and chips.

This super home is just a little dream and there will be one lucky buyer will be successful to own this super home.



Items included within the sale are:
All flooring (solid light Oak)
All Light fittings (except Lounge and Hallway)
All Window Blinds
Tall free standing grey finish Fridge Freezer
Free standing grey finish Washing Machine
Free-standing stainless-steel finish Dish Washer (slimline)
Double stainless steel finish electric Oven
Four burner Halogen Hob
Integrated extractor
TV bracket to Lounge.

Lounge
13'10" x 15'9"

Breakfasting Kitchen
8'5" x 12'4"

Master Bedroom
13'11" x 13'4"

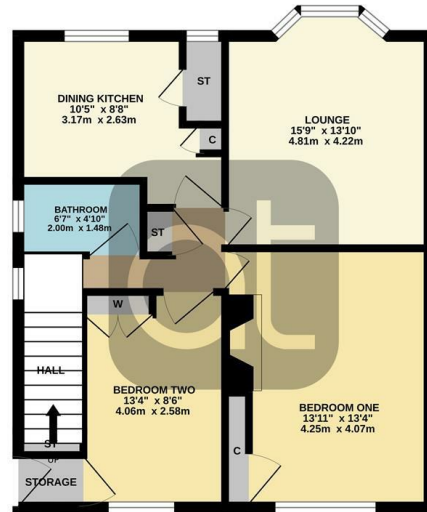


- Town Center Location
- Close to Falkirk High train station and Grahamstown Station both only minutes by car
- UPVC Double Glazing
- Gas Central Heating
- Newly installed "Composite" front door
- Solid Light Oak flooring
- Elevated Ceilings
- Feature fire to Master Bedroom
- Fully landscaped private rear gardens
- Astro Turf to rear gardens.

Bedroom Two
8'5" x 13'3"

Bathroom
4'10" x 6'6"

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 accuracy, content and appearance of this floor plan have been tested and its guarantee is to remain operative in respect of the information provided. Made with MapInfo 2023



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 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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