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Alexander Taylor is delighted to bring to the open market this seldom available one bedroom semi detached "Bungalow". The subjects are set within a residential estate of similar properties, however there are very few Bungalows. You will find spacious rooms, excellent storage and the most delightful front and rear gardens. We should bring to your attention, that the rear gardens are of a southwest aspect which is perfect for all day sunshine. You should also note that the accommodation is in immaculate condition throughout.

Now let's see what this super home has to offer:



On entering you will find a spacious hallway which holds two large walk-in storage cupboards and a linen cupboard. Access to all rooms is off the hallway.

Firstly, you will find a very generous sized lounge, which is situated to the rear, ideal to overlook the very well-maintained gardens. Our client opted to change what was double wooden doors, giving access to the rear gardens, into double "French Doors" with glass side panels, which just allows light to flood into this room. The fire and surround will form part of the sale.

Next off you will find the breakfasting kitchen. This room is fitted with a good range of base and wall units, with co-ordinating work tops. The free standing electric cooker and Fridge Freezer, will form part of the sale. The kitchen overlooks the front gardens.



Following on the master bedroom is so spacious and benefits from a double fitted wardrobes. To conclude this super home internally you will find the updated bathroom, which is now, a light and bright "Wet Room", which is fitted with a "Thermostatic Shower". The walls are finished with easy to maintain "Wet Wall" and the remaining sanitary ware is white.



On a more practical level, the heating is supplied by a gas fired system. The Kitchen window and the bedroom window were replaced by UPVC units around 2018. "The French Doors", were replaced around 2016. Parking is by way of on street parking,

Set close to all local amenities. Local convenience stores are within walking distance. For a larger shop, the main town of Falkirk is only a short drive. There is a local bus network which is only a short walk from the property. If motorway connections are important, links to all main networks, to Glasgow, Livingston and Edinburgh are close by. Traveling by train, Falkirk High Station is a few minutes' drive, where you will find park and ride facilities.

Items included within the sale are:

All Flooring

All Window Blinds

All Light Fittings

Free standing Electric Cooker

Free standing Fridge Freezer

- Super semi-detached Bungalow
- Immaculate condition throughout
- Excellent room sizes
- Lounge with "French Doors"
- Breakfasting kitchen
- The free standing electric cooker will form part of the sale
- Southwest facing mature rear gardens
- Gas central heating
- Council Tax Band: A

**Lounge**  
10'8" x 14'4"

**Breakfasting Kitchen**  
7'4" x 9'4"

**Master Bedroom**  
11'10" (at its widest) x 14'4" (at its longest)

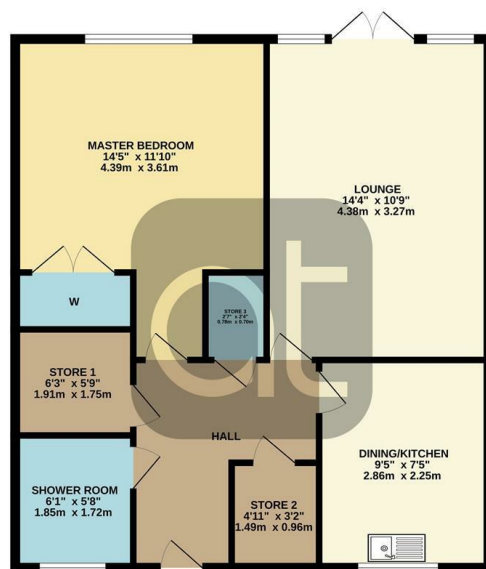
**Shower Room**  
5'7" x 6'0"

**Store cupboard 1**  
6'3" x 5'8"

**Store Cupboard 2**  
3'1" x 4'10"

**Store Cupboard 3**  
2'3" x 2'6"

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 layout, materials and specifications shown here are based on the information available at the time of writing. Make with Metropix (2023)



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