



Cow Wynd
Falkirk FK1 1PU

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Alexander Taylor is delighted to bring to the open market this super first 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 "Grahamston" train station are both within a short distance and both offer park and ride facilities.

The internal accommodation offers an entrance porch which leads on to the internal hallway which gives access to the lounge, shower room and master bedroom.



The lounge is situated to the front, its super spacious with window formation overlooking "Cow Wynd" and the "High Street". There is a recessed area, which is ideal for a generous sized dining area.

The kitchen is off lounge and is fitted with a modern unit, with co-ordinating work surfaces. The free-standing appliances that will form part of the sale are, a tall fridge freezer, washing machine and tumble drier. There is a single silver finish electric over, four burner electric hob and a feature canopy style extractor. The window within the kitchen over looks "cow Wynd".

Following on you will find a generous sized master bedroom, which will come complete with fitted robes. To conclude this property internally you will find the shower room. This room is fitted with a large shower enclosure, there is an electric shower, which has just recently been replaced, wash hand basin and wc.





On a more practical level, the heating is provided by, slim line radiators. All windows are double glazed wooden units and all smoke alarms have been updated in line with the latest regulations. The electric box has also been replaced.

The stairwell services this apartment and another two apartments. There is an entrance door, which is locked and only accessible to the apartments. Parking is provided by on street parking.

This is a super starter apartment or would be a great opportunity as a long-term investment vehicle



Items included within sale are:

- All flooring
- All Light Fittings
- All Blinds
- Free standing Washing Machine
- Free Standing Tumble Drier
- Free standing tall Fridge Freezer
- Electric stainless steel finish Oven
- Four ring stainless steel finish electric Hob
- Feature stainless steel Canopy Extractor
- Newly fitted Electric Shower

Lounge/dining room

10'1" x 16'0"

Master Bedroom

8'6" x 11'5"



- Town Center location
- Close to High station train station (park and ride available)
- Close to Grahamston train station (Park and ride available)
- Double Glazed wooden windows
- Electric box has been updated
- All new fire regulations are in place
- Modern Kitchen with all appliances
- Fitted robes to master bedroom
- Shower room complete with shower cubicle and newly fitted electric shower
- Council Tax Band: A

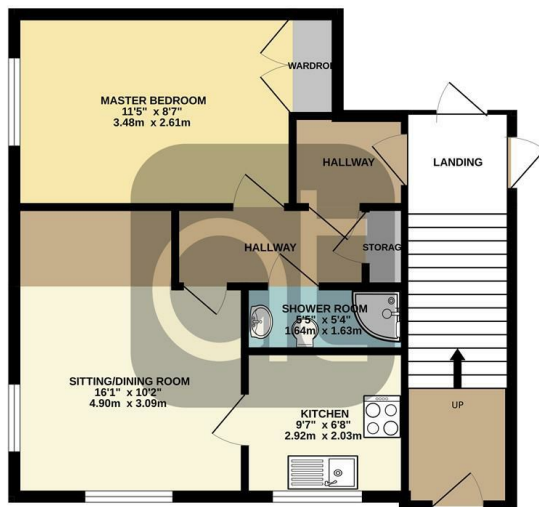
Kitchen

6'7" x 9'6"

Shower Room

5'4" x 5'4"

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq. ft. (50.0 sq. m.) approx.
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