



Anderson Drive
Falkirk FK2 8DU

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**** CLOSING DATE SET FOR THE 29TH OF SEPTEMBER AT 12 NOON ****

Alexander Taylor would like to welcome you to "18 Anderson Drive", a charming two-bedroom detached bungalow located in the desirable area of Carron, Falkirk. This property is now available for sale and offers a wonderful opportunity for those seeking a cozy and comfortable home. Upon entering, you will immediately notice the spaciousness and warmth this home exudes. The large conservatory floods the living space with natural light, creating an inviting atmosphere for relaxation or entertaining guests. EPR: C



The house features UPVC double glazing throughout, ensuring energy efficiency and a peaceful environment. The gas central heating system, complete with a newly fitted boiler, guarantees warmth and comfort during the colder months. The boiler has just recently been serviced, (18th September 23)

This bungalow has undergone several upgrades that enhance its appeal and functionality. The interior has been re-plastered, giving it a fresh and modern look. The new white high gloss kitchen is not only aesthetically pleasing but also practical, offering ample storage space for all your culinary needs. All appliances are included, making this home move-in ready.

The lounge come dining area is spacious and will benefit from the feature fire and surround being included within the sale. There is ample room for a family sized dining suite.



The property boasts a newly renovated shower room with a 1600 shower enclosure and a stylish white high gloss vanity unit. The addition of a tall chrome towel warmer adds a touch of luxury to your daily routine. Bedroom two features a full wall of fitted mirror robes, providing plenty of storage space for your belongings.



The extensive rear gardens are truly a highlight of this property. With ample space to create your own oasis or entertain friends and family, you can enjoy outdoor activities or simply bask in the sun on those lovely summer days. Additionally, the south-facing aspect ensures plenty of sunshine throughout the day.

Situated in Carron, Falkirk, this home benefits from its convenient location. Local amenities such as shops, schools, and parks are within easy reach, making everyday life effortless and enjoyable. For those who commute or enjoy exploring further afield, there are excellent transport links nearby.

Don't miss out on the opportunity to make 18 Anderson Drive your new home. With its delightful features, convenient location, and upgrades throughout, this property is perfect for first-time buyers, downsizers, or anyone seeking a comfortable and welcoming living space. Contact us today to arrange a viewing and experience the charm of this lovely bungalow firsthand.



Items included within the sale are:

- All flooring
- All Window Blinds
- All Light Fittings
- Feature mirror to bathroom
- Free standing Fridge Freezer
- Integrated slimline Dish Washer
- Free standing Washing Machine
- Electric Oven
- Four burner Halogen Hob
- Feature glass and chrome Extractor
- Garden Shed/Summer House
- Rotary Drier
- Garden Solar lights
- Outside tap to side and rear

Lounge
9'7" x 19'4"

Breakfasting Kitchen
9'1" x 10'2"

Conservatory
12'5" x 12'8"

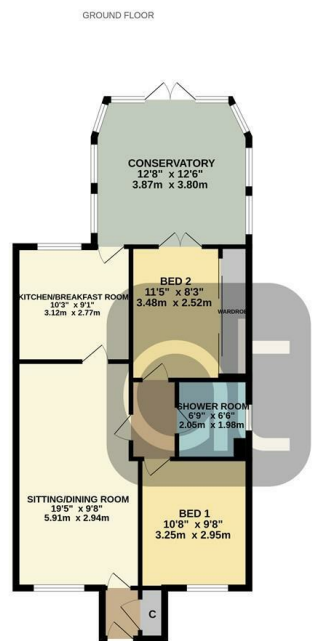


- Outstanding Detached Bungalow
- Private Driveway
- Large conservatory to rear
- House fully re-plastered
- Newly fitted boiler (2020)
- Newly fitted Kitchen (2020)
- New shower Room (2021)
- All internal doors have been re-placed
- New front door
- Large south facing rear gardens

Master Bedroom
9'8" x 10'7"

Bedroom Two
8'3" (from face of robes) x 11'5"

Shower Room
6'8" x 6'5"



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 accuracy, completeness and applicability of these plans has not been tested and is guaranteed. No other representations or warranties are made. Made with Metapix ©2023



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Viewing strictly by appointment with the Agent.



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