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Alexander Taylor is delighted to bring to the open market, this outstanding two double bedroom detached "Bungalow". The subjects are set within a private residential estate of similar properties, mixed with semi detached and detached villas.

The property is set to offer easy access to all local amenities, "Morrisons Extra" is only a few minutes' walk. You will also find a regular bus route to and from the vibrant town of Falkirk, where you will find an excellent high street and retail park, which holds many high street stores.

If motorway connections are a must for you, you have speedy access to Glasgow, Stirling, and Edinburgh. If commuting by rail, Larbert train station is a few minutes' drive or you have also have the option of Grahamstown train station, which is situated within Falkirk town centre. Both stations offer car parking facilities.

Finally, "Forth Valley Royal Hospital" offers a bus service which is just on the main road, a few minutes' walk from the property. Equally the hospital offers a large free car park.

Let us now have a look what this super home has to offer.

Internally, the property is immaculate condition, throughout. The front door has been replaced with a modern "Composite" door, making for a heat retaining benefit. The lounge offers a great space that can also accommodate a dining suite. The breakfasting kitchen benefits from a single stainless steel finish electric Oven and a four burner "Halogen Hob". There is also a feature stainless steel Extractor. The vendor will be leaving the Integrated Fridge Freezer, Washing Machine and Dishwasher, which are currently hidden within the kitchen units, all making for clean lines. There is ample room for a small breakfasting suite. Access to the rear gardens is off the kitchen.





Both bedrooms are full double bedrooms, so it would be your own choice as to which room you have preference to, to make your principle, bedroom. Our client currently uses the rear bedroom as their master bedroom. Bedroom two will come complete with the free-standing sliding door wardrobes. The rear bedroom does have a storage cupboard which currently hold the water heater.

To conclude this property internally, you will find the main bathroom. This room is fitted with a three-piece, light almond coloured suite, vanity units and an over the bath power shower.

Externally there is a large front garden, which is finished with chips. There is parking for several cars. The rear gardens are of a southwest aspect, which offers all day sunshine. The rear gardens are relatively maintenance free, due to the decked area, patio area and the free-standing Cabin. The cabin has had the roof re-enforced and features a tiled effect. The base has also been, re-enforced, both of which make this a warm and cosy area. There is electrics and lighting. The cabin is currently being used as a dog grooming room, but could easily be an office, gym etc.

This is a super home that will appeal to a wide market, and we anticipate a high level of interest.



Items included within the sale are:

- All Flooring
- All Window blinds
- All Light fittings
- All Curtain Poles
- Tall Integrated Fridge Freezer
- Integrated Dishwasher
- Integrated Washing Machine
- Stainless steel finish, electric single Oven
- Four burner Induction Hob
- Feature stainless steel Extractor
- Two garden sheds
- Detached Cabin with electric and lighting

Lounge
10'2" x 19'3"

Breakfasting Kitchen
9'2" x 9'10"

Master Bedroom
11'1" x 10'7"



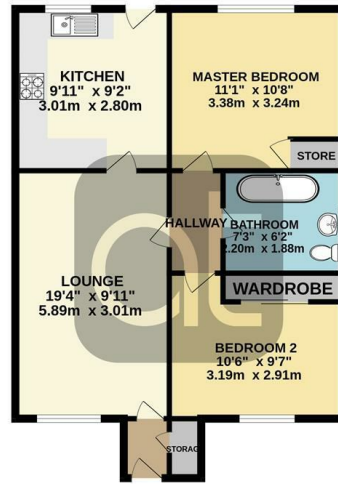
- Outstanding condition throughout
- Highly desirable location
- Driveway to accommodate several cars
- Southwest facing rear gardens
- Garden cabin, with re-enforced roof and base
- Electric and lighting to cabin
- Currently used as a dog grooming room
- Front door has been replaced
- Slimline modern energy efficient electric radiators
- Immaculate condition

Bedroom Two
10'5" x 9'6"

Bathroom
6'2" x 7'2"

Porch
3'3" x 3'2"

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and are provided as they are. Made with MapKing 2024.



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Viewing strictly by appointment with the Agent.



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