



# GAIR & GIBSON

SOLICITORS, NOTARIES & ESTATE AGENTS



## **Plot 2 Alma Street, Falkirk FK2 7HE**

**Fixed Price £212,950**

### **Description**

**£500 reservation fee**

Rare opportunity to purchase a new build property within Falkirk town centre. Built by Messers David Angus, these stylish, modern detached villas would provide ideal accommodation for a couple or a family. Due to be completed in July 2019, the property provides spacious living with the benefit of gardens to front and rear, incorporating composite decking, and driveway with single detached garage. The property comprises: entrance hall, lounge/dining room (with bi-fold doors to the rear garden), kitchen and downstairs w/c. The upper level gives access to 3 bedrooms (master with en-suite) all with storage and a family bathroom. The properties further benefit from double glazing and gas central heating. Externally, as previously mentioned, there are gardens to front and rear with a driveway providing parking for 2 cars and a detached single garage. Ideally placed for all the local amenities and public transport, with the train station just 5 minutes walk, a high level of interest is anticipated due to the location, style and high end finish of the properties.

### **Location**

The town of Falkirk enjoys an interesting historical past and is well placed for the M9/M876 motorways, there are also two railway stations offering connections to Edinburgh, Stirling and Glasgow, along with a regular bus service. The town centre, along with the retail park offers a wide range of shops, bars and restaurants. For the family there are primary and secondary schools, leisure facilities, the Falkirk Wheel, Callendar House and park and the newly opened Helix, featuring the world famous Kelpies.

For further information or to arrange a viewing please contact  
Rhonda Gunn, Property Manager  
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Ground Floor - 44m<sup>2</sup> (474 ft<sup>2</sup>)

Lounge - 5.1m x 3.4m (16 ft 9in x 11ft 4in)  
 Dining - 3.0m x 2.4m (9 ft 10in x 7ft 12in)  
 Kitchen - 3.0m x 3.0m (9 ft 10in x 9ft 10in)

First Floor - 44m<sup>2</sup> (474 ft<sup>2</sup>)

Master Bedroom - 3.0m x 2.9m (9 ft 10in x 9ft 5in)  
 Bedroom 2 - 2.7m x 3.1m (8 ft 10in x 10ft 1in)  
 Bedroom 3 - 2.3m x 2.8m (7 ft 7in x 9ft 3in)  
 Bathroom - 2.7m x 1.5m (8 ft 10in x 4ft 11in)

**Alma Street**

*my home*  
**domus meus**  
 PROPERTIES

Domus Meus are sales and marketing agents for David Angus Limited  
 davidangus.com

Stylish, modern 3 bedroom detached house, with off-street, private parking and private rear garden. Situated in Falkirk town centre, ideal for anyone wanting a central location with easy commuting to Glasgow or Edinburgh, as the train station is just a five minute walk.

These drawings are demonstrative and do not form part of any contract express or implied

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 2)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.