



GAIR & GIBSON

SOLICITORS, NOTARIES & ESTATE AGENTS

135 Randyford Street, Falkirk FK2 9DH



Offers Over £85,000

For further information or to arrange a viewing please contact:-

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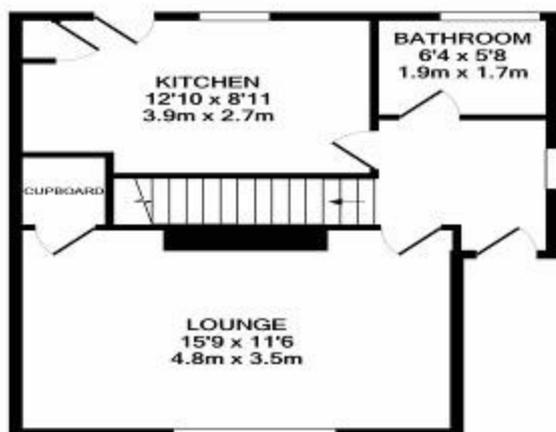


Description

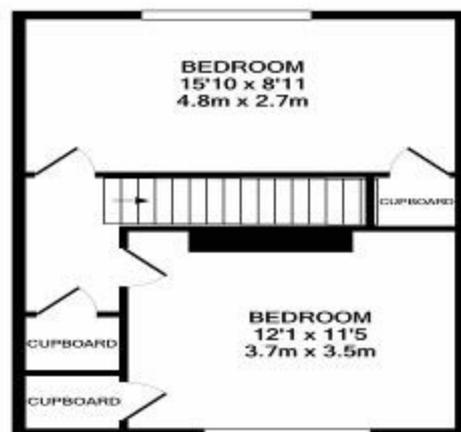
Set within a corner plot, in a cul-de-sac of similar styled properties, is the opportunity to purchase this 2 bed end terraced villa. Providing bright spacious accommodation, the property is situated within walking distance to the town centre, Falkirk College and The Helix. The property would benefit from upgrading and redecoration, and would provide ideal accommodation for couple or young family. The property comprises: entrance hall, lounge, kitchen, bathroom, 2 double bedrooms and storage. The property further benefits from double glazing and gas central heating. Externally there are garden grounds to front, side and rear, which are currently laid to lawn. To the rear there is also a patio area providing seating space. To the front there is on street parking available within the vicinity of the property. A high level of interest is anticipated for this property due to the size, style and location. EPC=D (66)

Location

The town of Falkirk enjoys an interesting historical past and is well placed for the M9/M876 motorways and 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, the Falkirk Wheel and the popular Helix, featuring the world famous Kelpies.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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