





McEwan Fraser Legal

Solicitors & Estate Agents

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18 Alexander Terrace

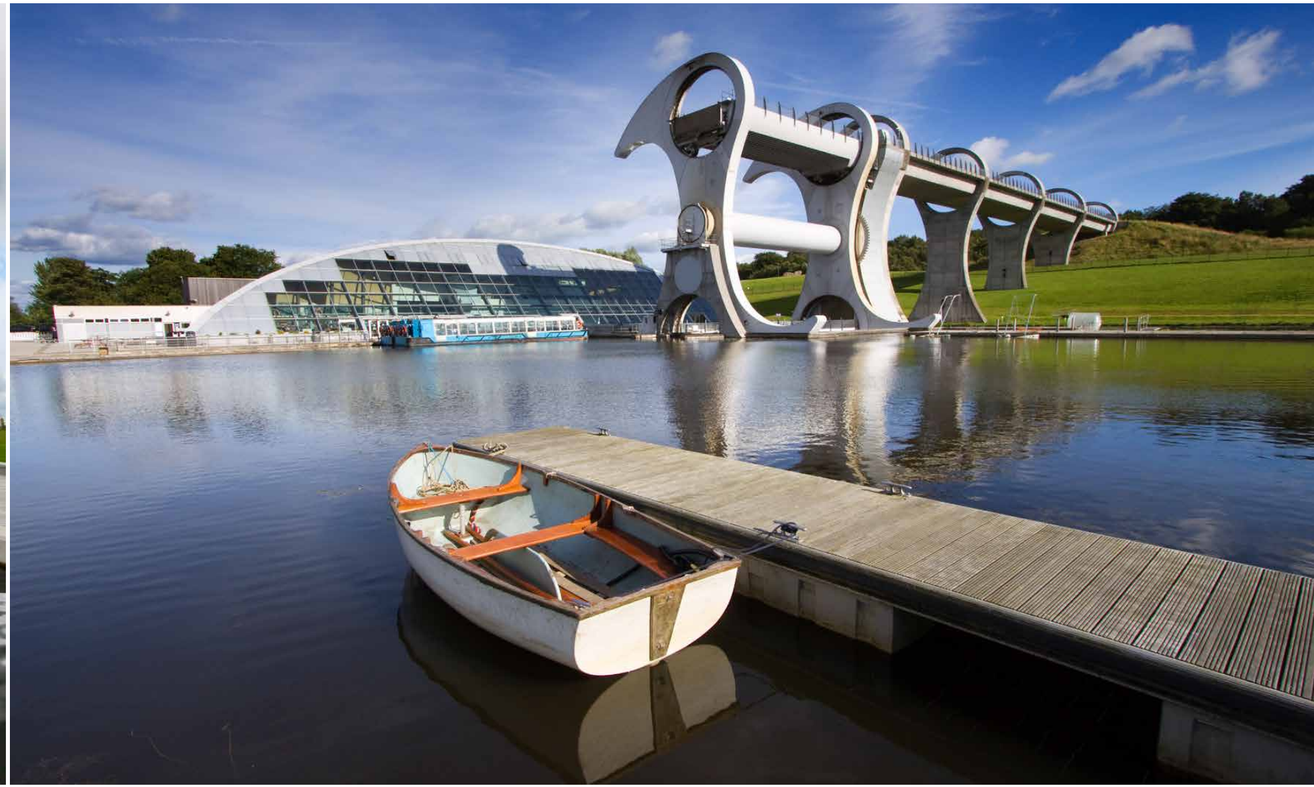
COTLAND DRIVE, FALKIRK, FK2 7AT



FALKIRK

Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town. The property is well placed for the M9 and M876 motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling, and Glasgow. Those preferring not to drive are also well catered for with two railway stations, offering rail connections to both Edinburgh and Glasgow within thirty minutes, and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.





18 ALEXANDER TERRACE

McEwan Fraser Legal are delighted to bring to the open market this two bedroom terraced property. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. The property is finished to an excellent standard throughout.

In more detail, the property consists of a bright and airy open plan lounge offering excellent furniture configurations and good storage. The kitchen comes with floor to ceiling units, hob, hood, oven, space for washing machine and fridge freezer. The downstairs cloakroom comes with wash hand basin and WC. On the upper level, there are two good sized bedrooms, both bright and airy and allowing for freestanding furniture. The family bathroom completes the property internally with shower from mains over bath, wash hand basin and WC.

Externally the front garden is laid to lawn. The secure back garden is also laid to lawn, The property also comes with an allocated parking space. The property also benefits from gas central heating and double glazing.





















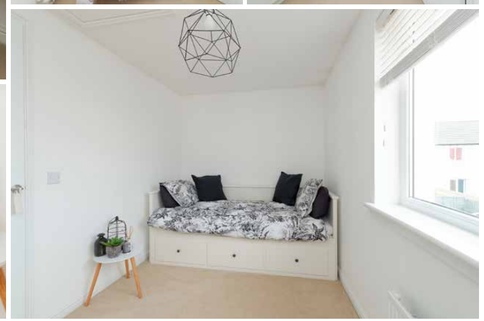






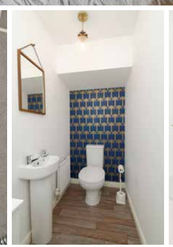




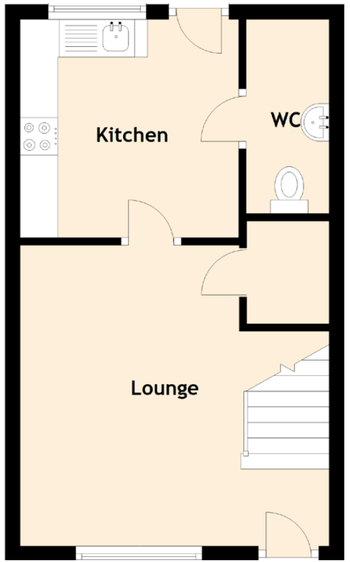


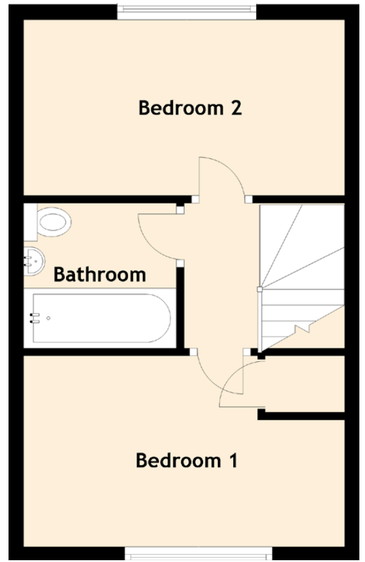












PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	4.20m (13'9") x 2.50m (8'2")
Bedroom 2	4.20m (13'9") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")
WC	2.70m (8'10") x 1.00m (3'3")

Gross internal floor area (m^2) - $58m^2$

EPC Rating - C

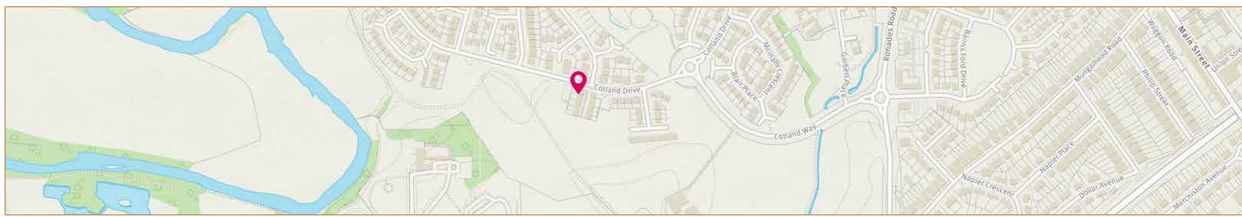


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
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