Delightful top floor flat

Within close proximity to the town centre









10 Ladysgate Court

Carronshore, Falkirk, Forth Valley & The Trossachs, FK2 8HE

Scan Here!

2 BED

1 BATH

PRIVATE

ENERGY
E
EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01324 467 050
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

10 LADYSGATE COURT

"... This top floor flat has an abundance of high quality fixtures and fittings and offers spacious living accommodation throughout..."

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, recreational and transport facilities, as 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 and a bus service.

For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

This top floor flat has an abundance of high quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views over Falkirk. Presented in move-in condition, the property is accessed via its own front door. The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the front with large picturesque window and open aspect views flooding the room with natural light. There is a lovely kitchen with a good selection of stylish units and integral appliances.

Both bedrooms are double in size and the master benefits from double wardrobes. The modern bathroom with stylish splash back tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.





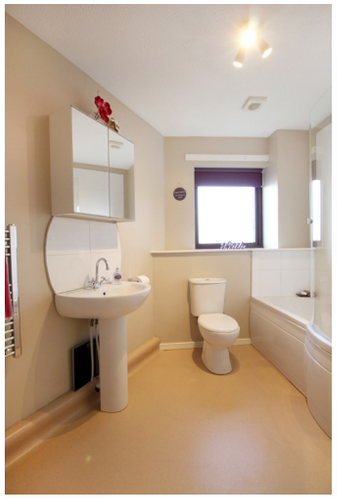






Lounge and Kitchen

Bedrooms and Bathroom

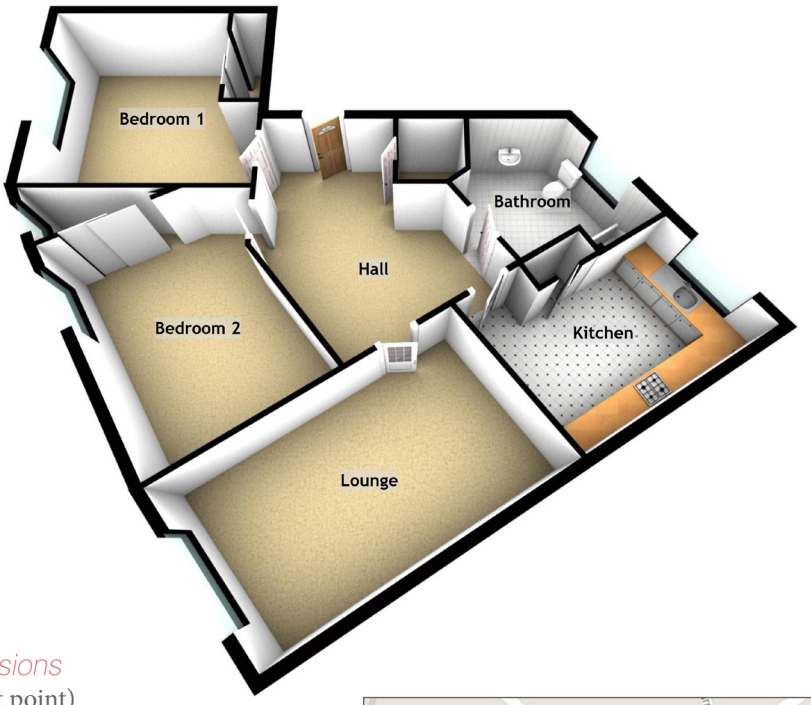












Approximate Dimensions

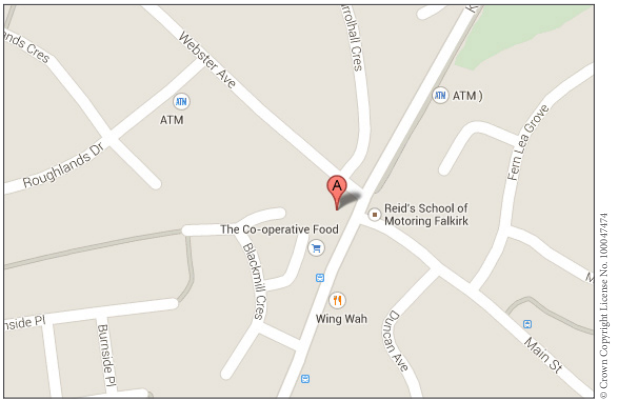
(Taken from the widest point)

Lounge	5.57m (18'3") x 3.21m (10'6")
Kitchen	4.05m (13'4") x 3.19m (10'5")
Bedroom 1	4.25m (13'11") x 4.02m (13'2")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bathroom	3.28m (10'9") x 2.60m (8'6")

Extras

(Included in the sale)

Floor coverings, light fittings, blinds, oven, hob, hood and white goods.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative puposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the scheudle and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
LEIGH ARMOUR
Photographer



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