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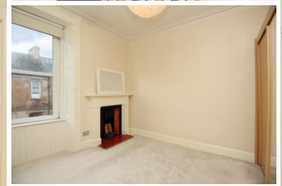
01324 467 050

5 Queen Street

FALKIRK, FORTH VALLEY & THE TROSSACHS, FK2 7AF





















5 QUEEN STREET
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.

5 Queen Street is a beautifully presented first floor flat. The property has been carefully maintained by the present owners and is in move-in condition. The flat is centrally located and within easy walking distance of Falkirk town centre and the railway station. Entrance to the building is via a security entry system leading into a well maintained communal stairway. The welcoming reception hall leads to all rooms and a good sized storage cupboard. The lounge is pleasantly located to the front of the property and has a feature window maximising the open outlook. The originally fitted kitchen has a full range of floor mounted units with splashback tiling. There are two bedrooms one of which is double and includes built-in wardrobes. The family shower room with splashback tiling completes the accommodation on offer.



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.75m (18'10") x 4.10m (13'5")
Bedroom 1	4.45m (14'7") x 4.35m (14'3")
Bedroom 2	4.25m (13'11") x 3.50m (11'6")
Shower Room	2.50m (8'2") x 1.05m (3'5")

Gross internal floor area (m^2) - $65m^2$

EPC Rating - C

Extras
(Included in the sale)

White goods, floor coverings and light fittings.

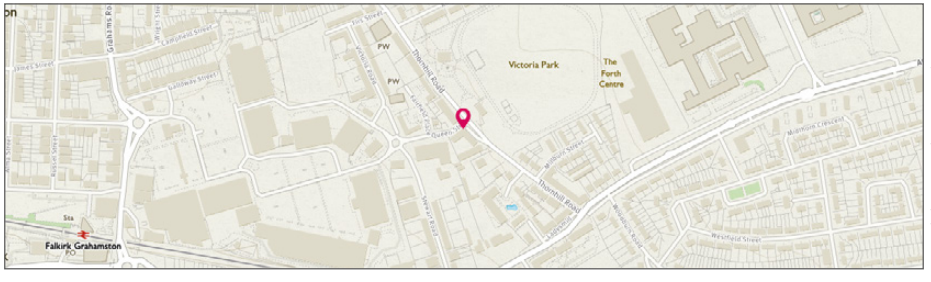


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Part Exchange Available

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

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



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