

Detached villa for sale

Within a popular residential setting







11 Redpath Drive

Falkirk, Stirlingshire, FK2 8QL

Scan Here!

3 BED

1 BATH + WC

DRIVEWAY

ENERGY C 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











11 Redpath Drive

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.

Part Exchange available. Ideally situated within the much sought after area of Larbert. The property is presented in move in condition and has been well maintained by the current owners and briefly comprises; entrance vestibule with down stairs WC. The spacious lounge is located to the front of the property with feature fire and surround and has stairs leading to the upper level. There is a good sized modern kitchen/diner to the rear fully equipped with a range of floor and wall mounted units with a door leading to the handy utility room and access to the garage. There is also a large storage cupboard, ideal for utilities. To the upper level, there are three good sized bedrooms with the master benefiting from built-in storage wardrobes. The family bathroom completes the accommodation on offer. Double glazing and gas central heating have been installed throughout. There are beautifully presented gardens to both front and rear of the property which are mainly laid to lawn. Ample off street parking is provided by a lengthy driveway leading to the single garage with internal door.









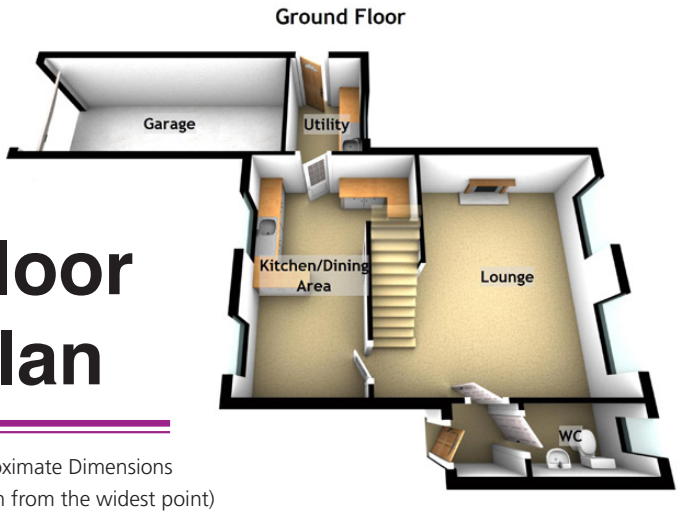


“...The spacious lounge is located to the front of the property with feature fire and surround and has stairs leading to the upper level...”





Floor Plan



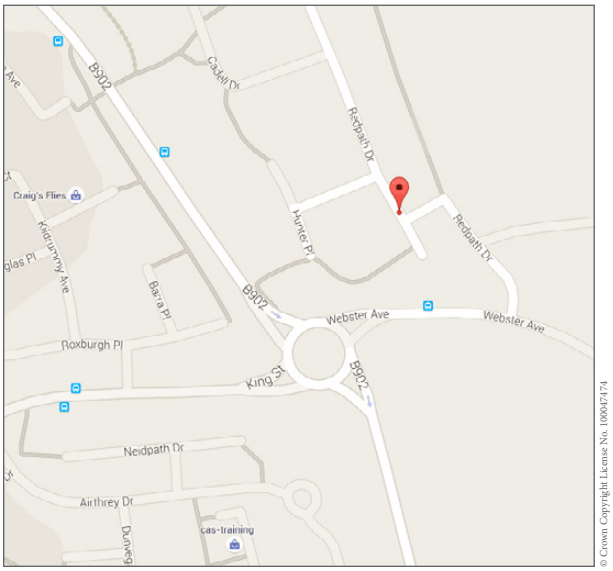
Approximate Dimensions
(Taken from the widest point)

Lounge	5.15m (16'11") x 4.90m (16'1")
Kitchen/Dining Area	5.15m (16'11") x 3.60m (11'10")
Utility	2.65m (8'8") x 1.70m (5'7")
Bedroom 1	3.85m (12'8") x 2.65m (8'8")
Bedroom 2	3.05m (10') x 2.60m (8'6")
Bedroom 3	2.95m (9'8") x 2.36m (7'9")
Bathroom	2.00m (6'7") x 1.65m (5'5")
WC	2.20m (7'3") x 1.20m (3'11")
Garage	5.85m (19'2") x 2.50m (8'2")

Gross internal floor area (m²)
84m²

Extras
(Included in the sale)

Carpets, floor coverings, light fittings, blinds, oven, hob and hood.



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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 purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule 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.



Text and description
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