





McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

197 Davids Loan

BAINSFORD, FALKIRK, FORTH VALLEY & THE TROSSACHS, FK2 7TE







KITCHEN/SHOWER-ROOM/LOUNGE/BEDROOMS

















197 DAVIDS LOAN, 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.

This superb second floor flat has been well maintained and is in excellent condition throughout. The property offers spacious and flexible accommodation and has excellent storage throughout. The spacious reception hall provides access to all apartments within. The lounge has front facing views across Stirlingshire. The spacious breakfasting kitchen can be found to the rear of the property. There are two good sized double bedrooms and the modern and stylish bathroom with over the bath shower completes the accommodation on offer. The property further benefits from storage heating and double-glazing.

FIRST TIME BUYERS PURCHASE OR A PERFECT BUY TO LET INVESTMENT

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

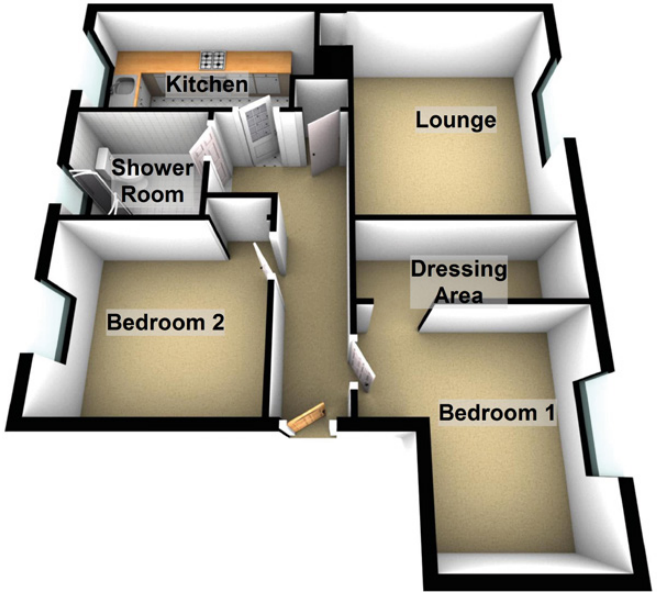
Lounge	4.30m (14'1") x 4.01m (13'2")
Kitchen	4.15m (13'7") x 2.10m (6'11")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Dressing Area	3.90m (12'10") x 1.30m (4'3")
Bedroom 2	3.35m (11') x 3.05m (10')
Shower Room	2.30m (7'7") x 1.95m (6'5")

Gross internal floor area (m²) - 65m²

EPC Rating - G

Extras
(Included in the sale)

Floor coverings.
(Certain light fittings may be included at sellers discretion).



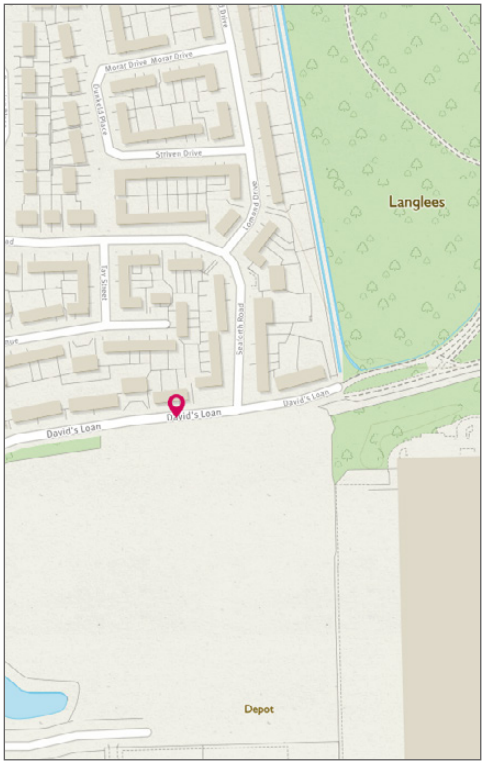


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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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 2014 THE SUNDAY TIMES THE TIMES



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
BEN DAYKIN
Designer