



McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

89 McLaren Terrace

CARRONSHORE, CARRON, FORTH VALLEY & THE TROSSACHS, FK2 8EQ

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.

89 Mclaren Terrace is a delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated within walking distance of Falkirk town centre. A fantastic opportunity for a couple, small family or an investment purchaser.

The accommodation briefly comprises of a spacious and bright lounge and dining area with double aspect windows filling the room with natural light. The hallway features a very useful storage cupboard and the room itself leads into a modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and electric oven. The upper level has two double bedrooms, the main bedroom benefits from views across Stirlingshire and the second is also double in size. The bathroom has partially tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over.

In addition the property has gas central heating, double-glazing. An allocated parking space and two seperate garden areas are located to the rear of the property.











89 McLaren Terrace

"...DELIGHTFUL UPPER VILLA IN A CENTRAL LOCATION..."

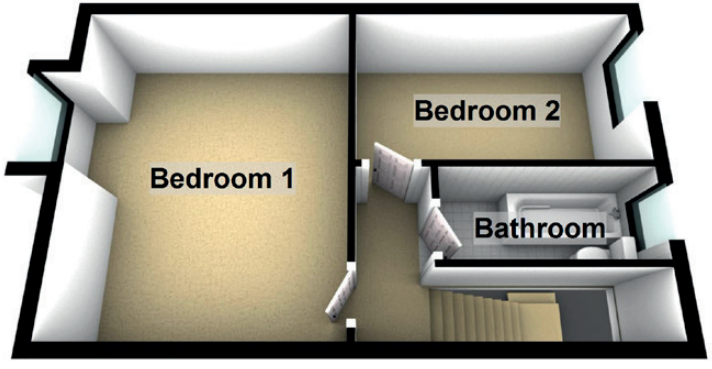


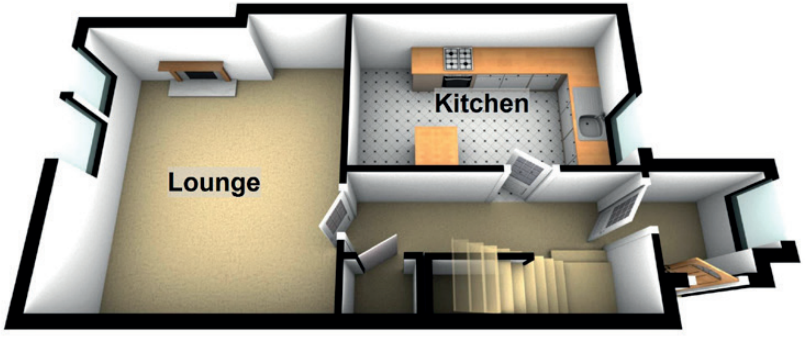












Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.05m (13'3")
Kitchen	4.20m (13'9") x 2.55m (8'4")
Bedroom 1	4.65m (15'3") x 3.80m (12'6")
Bedroom 2	4.00m (13'1") x 2.30m (7'7")
Bathroom	2.90m (9'6") x 1.25m (4'1")

Gross internal floor area (m^2) - $72m^2$

EPC Rating - D

Extras
(Included in the sale)

Floor coverings and light fittings.

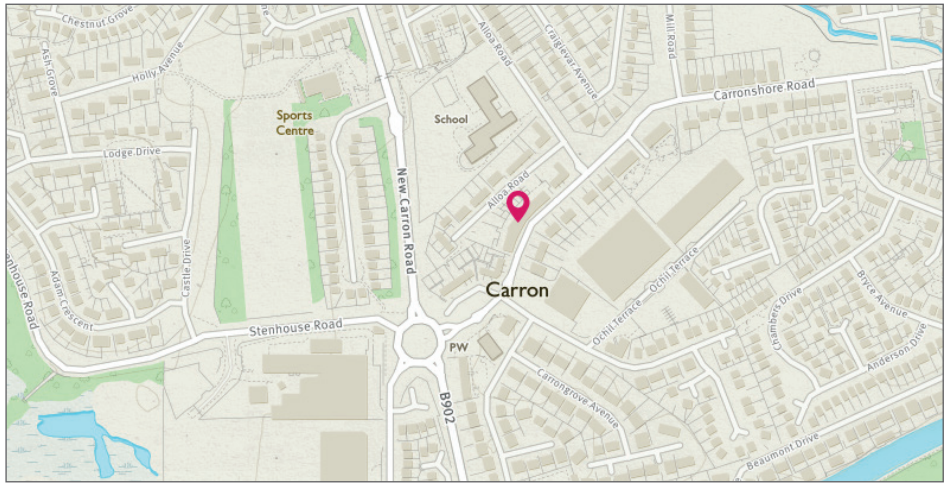


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Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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.

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Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer