




McEwan Fraser Legal
Solicitors & Estate Agents
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91 Johnston Avenue
STENHOUSEMUIR, FALKIRK, STIRLINGSHIRE, FK5 4JX



We are delighted to introduce to the market this spacious two bedroom upper flat. The property offers flexible accommodation and would make an ideal first time buyer(s) purchase or buy-to-let investment. The property itself needs upgrading and modernised. Its superb spot has great commuting links, as well as a very easy walk to all local amenities.

Access is to the side of the building into an internal stairway which leads to the upper landing with a cupboard housing the hot water tank. The bright and spacious lounge is located to the front of the property. The kitchen features a range of floor and wall mounted units with windows overlooking the front of the property. There are two good sized bedrooms which are all double in size and both benefiting from built-in storage. The family bathroom is partially tiled with a white suite, this completes the accommodation on offer. There is ample on street parking provided to the front of the property.

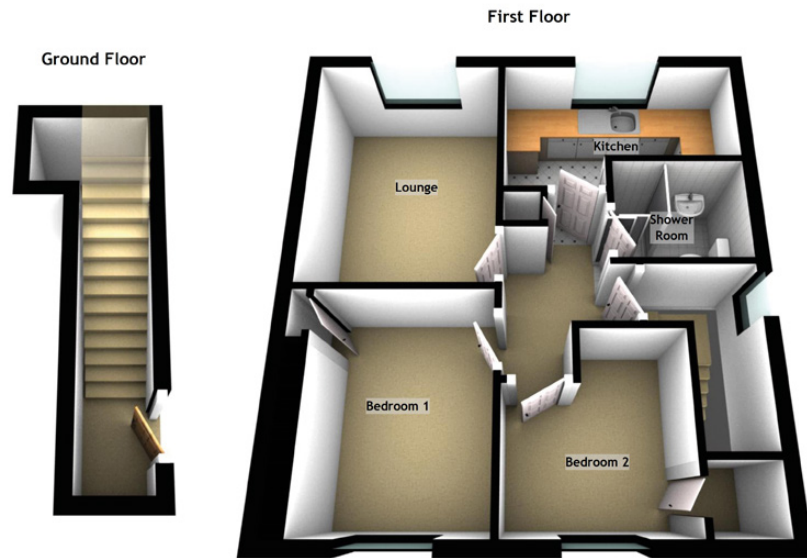


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The sought after village of Larbert provides an excellent range of shopping, schooling and recreational facilities. Larbert Train Station, a short walk away, provides main line rail links to the cities of Edinburgh and Glasgow.

The surrounding arterial road and motorway network prove popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh. Nearby Falkirk provides a wider range of amenities, as expected of a major town.

The Specifications



Approximate Dimensions
(Taken from the widest point)

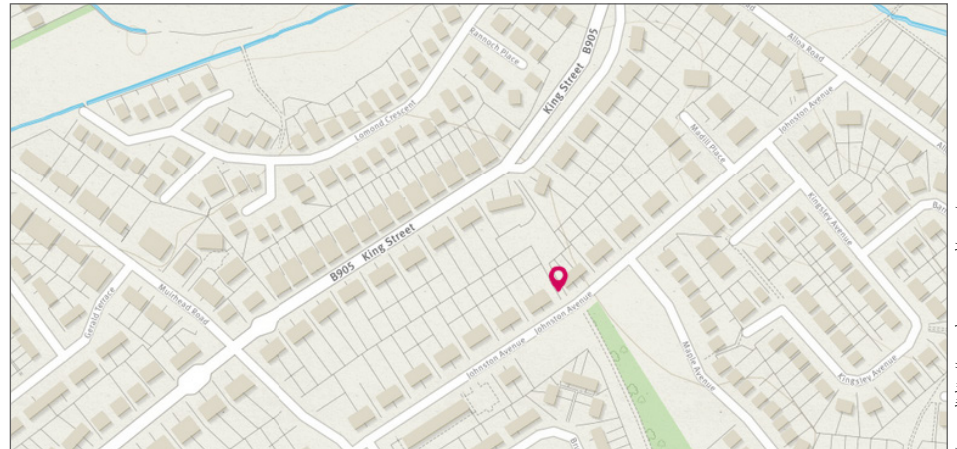
Lounge	3.40m (11'2") x 2.60m (8'6")
Kitchen	3.30m (10'10") x 2.20m (7'2")
Bedroom 1	3.00m (9'10") x 2.45m (8'1")
Bedroom 2	2.32m (7'7") x 1.78m (5'10")
Shower Room	1.80m (5'11") x 1.45m (4'9")

Gross internal floor area (m²) - 66m²

EPC Rating - E

Extras
(Included in the sale)

Floor coverings.



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Part
Exchange
Available



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

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