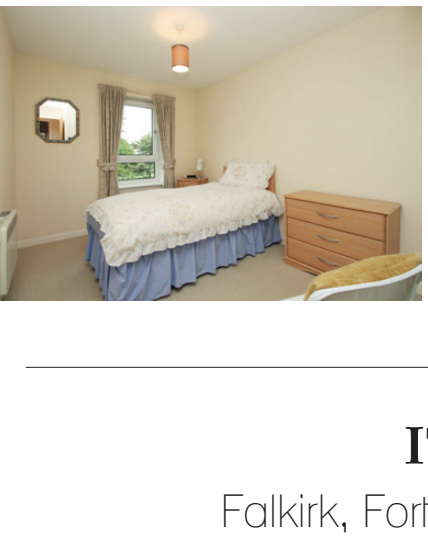
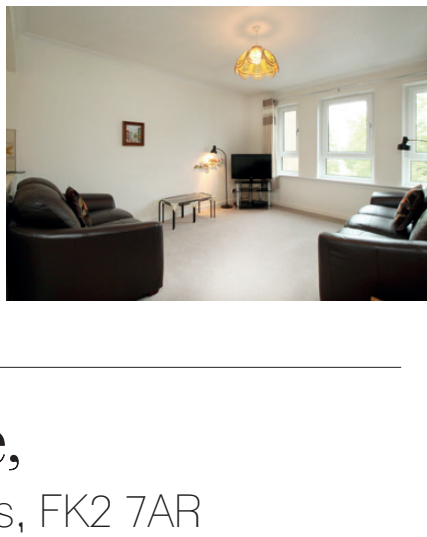


Immaculately presented top floor flat

Centrally located







17 Fairfield Place,

Falkirk, Forth Valley & The Trossachs, FK2 7AR

Scan Here!

2 BED

1 BATH

ON STREET

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





17 Fairfield Place is a beautifully presented second floor flat The property has been carefully maintained by the present owners and is in move-in condition. The flat is centrally located 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 apartments within including a good sized storage cupboard. The lounge is pleasantly located to the front of the property with feature window maximizing the open outlook. The originally fitted kitchen has a full range of floor mounted units with splash back tiling. There are two bedrooms with a double bedroom that includes built-in wardrobes. The family bathroom with splash back tiling completes the accommodation on offer.







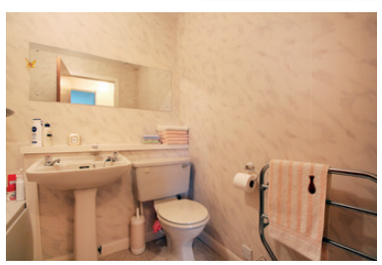












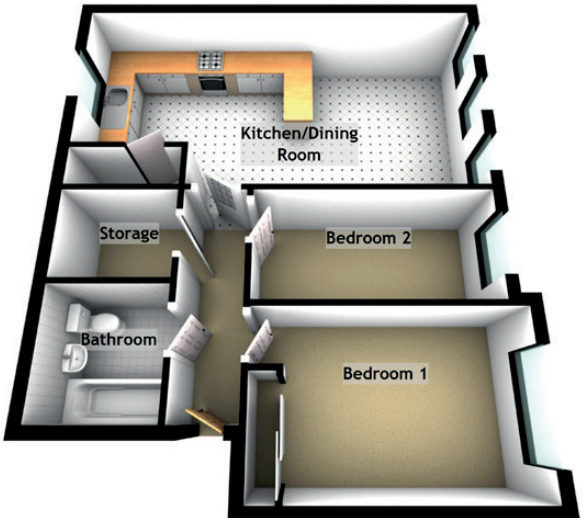


Falkirk itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town. Falkirk retail park provides an excellent and convenient location for local shopping in. The property is well placed for the M9 and M876 Motorways, making this location popular amongst 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.

"...there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby..."

APPROXIMATE DIMENSIONS
(Taken from the widest point)

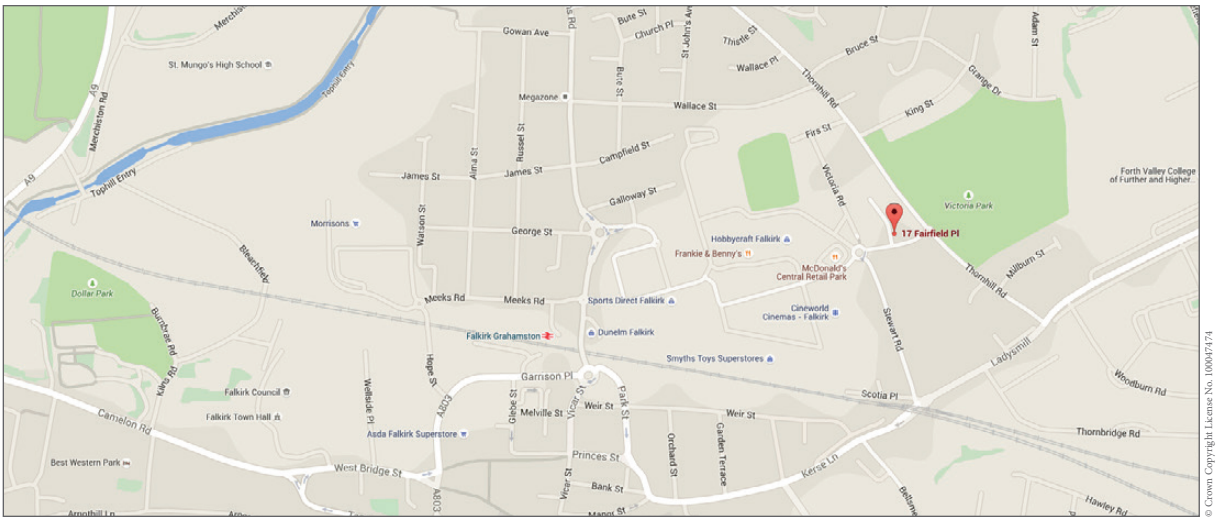
Kitchen/Dining Room	6.85m (22'6") x 3.50m (11'6")
Bedroom 1	4.10m (13'5") x 2.65m (8'8")
Bedroom 2	3.80m (12'6") x 1.80m (5'11")
Storage	1.85m (6'1") x 1.46m (4'9")
Bathroom	2.00m (6'7") x 1.85m (6'1")



GROSS INTERNAL FLOOR AREA (M²)
52 m²

EXTRAS
(Included in the sale)

Carpets, floor coverings and light fittings.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

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
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer