





McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

9 Sinclair Place

FALKIRK, FK2 7QR



FALKIRK

Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk 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.















IMAGERY: CANAL, FALKIRK GOLF COURSE, FALKIRK WHEEL AND THE KELPIES

"...Falkirk enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town..."









9 SINCLAIR PLACE

McEwan Fraser Legal are delighted to bring to market this two bedroom terraced property. In more detail, the property consists of a hallway, a bright and airy lounge offering good furniture configurations and deep under stair storage cupboard. The kitchen has floor to ceiling units, gas cooker, electric oven, cooker hood. Space for fridge freezer, washing machine and ample space for dining table. Access to the back garden is also via the kitchen. On the upper level, access to the attic can be found. There are two good sized bright and airy bedrooms, both benefiting from good storage. The fully tiled family bathroom completes the property internally with electric shower over bath, wash hand basin and WC. The property also benefits from gas central heating and double glazing. The secure back garden has a patio area and has been stone chipped, there is also a garden shed.











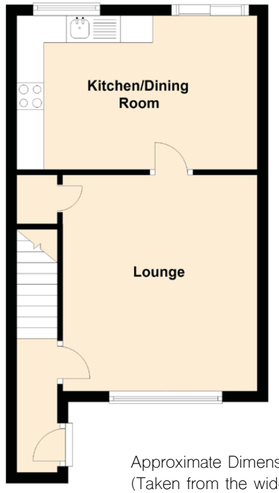




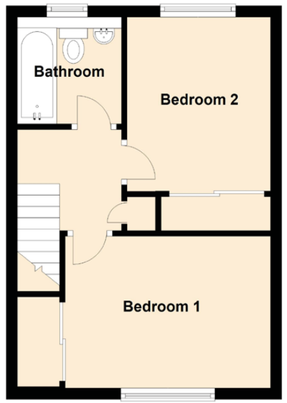




Ground Floor



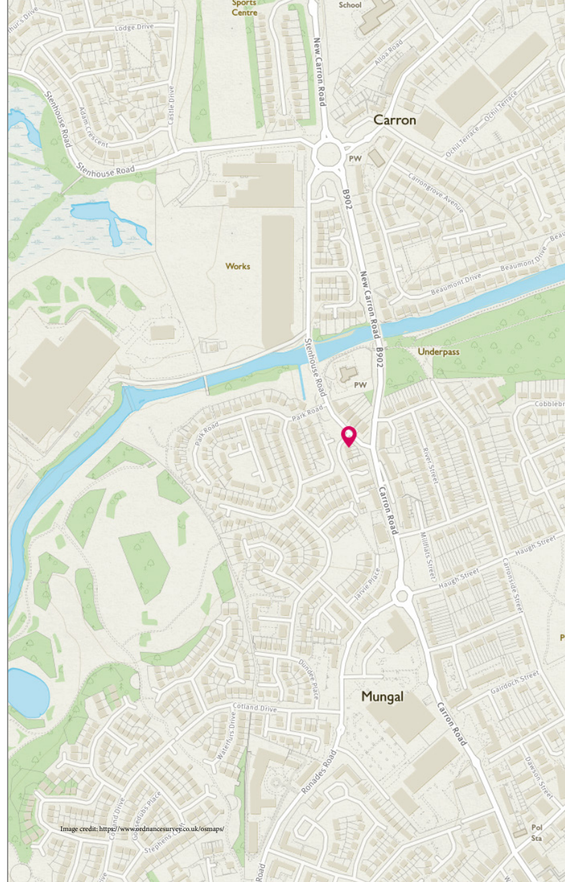
First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen/Dining Room	4.45m (14'7") x 2.85m (9'4")
Bedroom 1	3.55m (11'8") x 2.70m (8'10")
Bedroom 2	3.20m (10'6") x 2.55m (8'4")
Bathroom	1.90m (6'3") x 1.85m (6'1")

Gross internal floor area (m^2) - 59m^2
EPC Rating - D











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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 2016
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer