

1/3 South Street, Bo'ness, West Lothian,
EH51 0EA
T: 01506 826232
E: property@sneddons.com
W: www.sneddons.com



sneddons S.S.C.
solicitors & estate agents



1 Mathew Court, Grangemouth

Fixed Asking Price £85,000

- Ground Floor Flat
- 2 Bedrooms
- Central Location
- Off Street Parking
- Ideal for the Less Mobile
- Gas Central Heating
- Views Towards the Grange Burn
- Early Viewing Advised



1 Mathew Court, Grangemouth

Description

Sneddons are delighted to present this attractive ground floor flat enjoying a charming setting with tree-lined front views across the Grange Burn. Centrally situated, the property is conveniently placed for many excellent town centre amenities.

The property benefits from gas central heating, double glazing and off street parking. This lovely flat will suit the first time buyer, the retiree and the less mobile. Early viewing is strongly advised.

Accommodation

The property is entered from the rear into the reception hallway. The lounge is located to the front and has a bay style window with views towards the Grange Burn. There are two double bedrooms, bedroom one has built in wardrobes and bedroom two is currently used as a dining room. The fitted kitchen has a range of base and wall units with complementary work surfaces. There is a four ring gas hob and electric oven. The family bathroom has a three piece suite with a shower above the bath.

Outside

Externally to the rear is a communal car park with allocated parking space.

Local area

The town of Grangemouth provides a wide range of both shopping and civic amenities. The larger town of nearby Falkirk provides a wider range of facilities including railway stations offering mainline rail links to both Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to the local centres of business.

Lounge

2.97m x 3.88m (9'9" x 12'9")

Kitchen

2.50m x 2.54m (8'2" x 8'4")

Bedroom

2.88m x 2.70m (9'5" x 8'10")

Bedroom

2.63m x 3.38m (8'8" x 11'1")

Bathroom

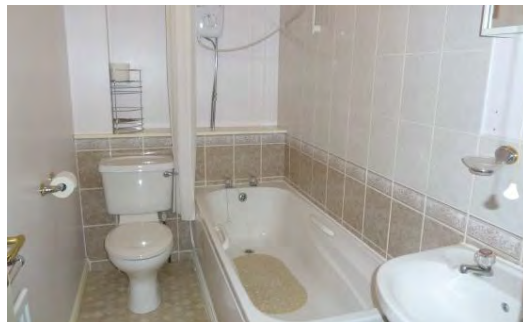
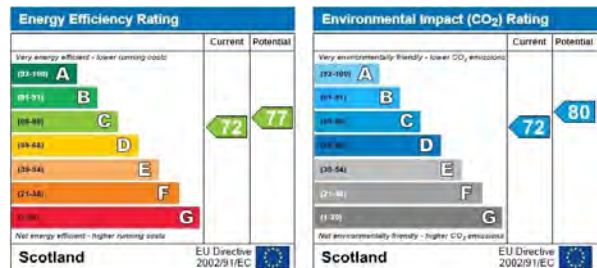
1.40m x 2.55m (4'7" x 8'4")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6.0(12)



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



sneddons
solicitors & estate agents **S.S.C.**