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



solicitors & estate agents



63 Longdales Avenue, Falkirk Offers Over £59,995

- Modern First Floor Flat
- 1 Double Bedroom
- Spacious Lounge
- Stylish Fitted Kitchen

- Walk in Condition
- Great First Time Buy
- Good Storage
- Communal Car Park







63 Longdales Avenue, Falkirk

Description

Presented to the market in walk in condition is this bright and spacious one-bedroom first floor flat ideally located in the popular village of New Carron near Falkirk. This lovely apartment is a fantastic opportunity for a first-time buyer or buy to let investor. The property further benefits from modern electric storage heating, double glazing and good storage.

Accommodation

Access to the property is via a secure entry system leading on to a well maintained communal close and thereon to a private entry door. The bright and spacious lounge gives access to the kitchen. The modern and stylish fitted kitchen has a range of wall and base units, complementary work tops, an electric hob and double oven. Integrated appliances include washer dryer, fridge, freezer and slim line dish washer. The double bedroom has built in wardrobes with mirrored doors. The family bathroom has a shower above the bath. There is a walk in storage cupboard in the hallway. Externally the property provides residents parking with ample space for visitors.

Local Area

This property is ideally located with a range of shops nearby.

The town of Falkirk enjoys an interesting historical past and is well placed for the M9/M8 motorways. There are also two railway stations offering connections to Edinburgh, Stirling and Glasgow, along with a regular bus service. The town centre, along with the retail park offers a wide range of shops, bars and restaurants. For the family there are primary and secondary schools, leisure facilities, the Falkirk Wheel, Callendar House and park and the newly opened Helix, featuring the world famous Kelpies.

Lounge

4.32m x 3.65m (14'2" x 12'0")

Kitchen

2.36m x 3.02m (7'9" x 9'11")

Bedroom

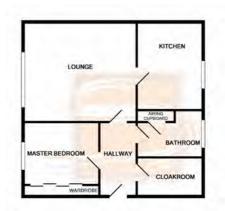
3.12m 3.19m (10'3" 10'6")

Bathroom

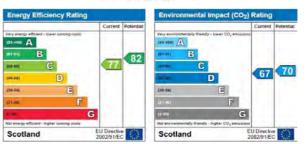
2.37m x 1.98m (7'9" x 6'6")

Contact Us

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



What avery attarget has been made to ensure the accuracy of the Sole plan contained phare "masurements of doors, who are an experiments are an exposurement and non-responsibly to take the dary lands, orison or mis-statement. This plan is for illustration purposes only and should be used as such by any cospective purchase. This services, systemis and applicances show make not been feeld and no guarantee as to the repeability of efficiency can be given.





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.



solicitors & estate agents