

1/3 South Street, Bo'ness, West Lothian,

EH51 0EA

T: 01506 826232

E: property@sneddons.com

W: www.sneddons.com



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



2 Summerford Gardens, Falkirk

Offers Over £170,000

- Spacious Detached Bungalow
- 2 Double Bedrooms
- Shower Room
- Walk in Condition
- Landscaped Gardens
- Lovely Location
- Spacious Driveway
- Early Viewing Advised



2 Summerford Gardens, Falkirk

Description

Rarely available to the market is this well presented detached bungalow situated in a popular residential area with similar style properties. This lovely bungalow will appeal to the less mobile and the retiree and we expect it to be very popular so early viewing is advised. It further benefits from gas central heating, good storage, fresh decor, double glazing and off street parking.

Accommodation

The property is entered from the front via the reception vestibule which has a built in storage cupboard. The spacious and naturally light lounge is accessed from the vestibule and has a fireplace as the focal point. The fitted kitchen has ample storage units, complementary work tops, gas hob and electric oven. There are two double bedrooms: bedroom one has fitted wardrobes and bedroom two is currently used as a dining room and has a french door that gives access to the conservatory which overlooks the garden. The shower room completes the accommodation.

Outside

The private and landscaped rear garden has areas laid to lawn, a paved patio area and borders with mature trees, shrubs and bushes. The front garden has an artificial lawn. The mono blocked driveway provides ample off street parking and access to the garage.

Local Area

The property is located on the outskirts of Falkirk which offers a wide range of leisure and shopping facilities. Falkirk also has excellent transport facilities with readily accessible motorway links to Edinburgh, Glasgow and beyond and is served by two main line railway stations offering further superb transport links. Falkirk is also home to the popular Helix park and Kelpies, the Historic Callendar house and park, and the famous Falkirk Wheel, a rotating boat lift connecting the Forth and Clyde Canal with the Union

Canal.

Lounge

5.00m x 3.70m (16'5" x 12'2")

Kitchen

2.98m x 2.85m (9'9" x 9'4")

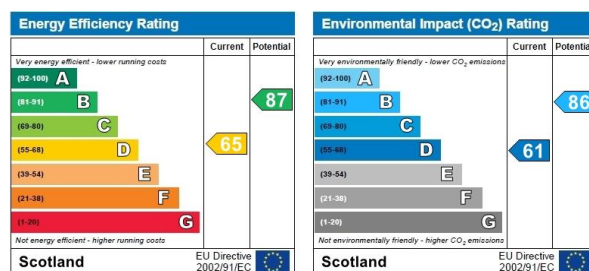
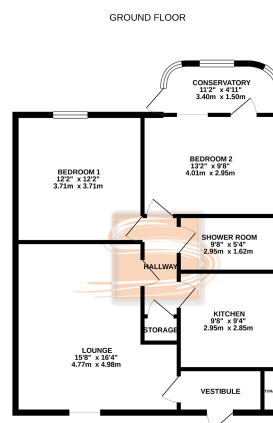
Bedroom 1

3.73m x 3.70m (12'3" x 12'2")

Bedroom 2

2.92m x 4.00m (9'7" x 13'1")

Shower Room



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.**