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## 35 Springbank Gardens

, Falkirk, FK2 7DF

**£75,000**



Over 55 Retirement Home,

Presented to the market in walk in condition is this first-floor flat which forms part of an established retirement development in Falkirk, situated close to fantastic amenities including shops, entertainment venues, parks, and the train station.





Description

This one-bedroom first-floor flat forms part of an established retirement development in Falkirk. The property is situated close to fantastic amenities including shops, entertainment venues, parks, and the train station.

The flat has been upgraded to a very high standard and is in truly 'turn key' condition. It further benefits from an electric heating system, double glazing, a secure entry system and fresh décor. This lovely development offers its residents a shared lounge, guest facilities, a reading room, non-resident management staff and a Careline alarm system.

Accommodation

A secure shared entrance with a lift (or stairs) takes you to the first floor, where the property can be accessed into the hallway. A large built-in cupboard welcomes you inside and sets the tone for the accommodation to follow. Straight ahead, you step into the heart of the home featuring a semi open plan kitchen and reception room. The south-west facing reception room is filled with natural light throughout the day and enjoys leafy views through a trio of windows. Plenty of space is provided for both lounge and dining furniture. The modern and stylish kitchen has ample base and wall units, complementary work tops, ceramic hob and electric oven. Integrated appliances include the fridge freezer and washing machine.

The double bedroom has built in wardrobes. The shower room is finished to the same high standard as the rest of this lovely flat.

Outside

Externally, the well-kept shared garden grounds offer the perfect outdoor space for relaxing in summer and incorporate a charming pond. Private parking is available for residents and visitors.

Local area

Falkirk offers a wide selection of amenities, including a fine selection of shops around its town centre as well as in nearby Central Retail Park. The town is ideally placed for travel throughout central Scotland, giving easy access to the M9/M876/M80 motorways and with two railway stations offering connections to Edinburgh, Stirling and Glasgow, as well as regular bus services. The town centre also offers a wide range of restaurants and bars. Falkirk's other attractions include The Falkirk Wheel, Callendar House and Park and Helix Park, featuring the famous Kelpies.

Lounge 9'1"x 13'5" (2.79x 4.10)

Kitchen 13'5" x 6'11" (4.10 x 2.11)

Bedroom 9'1" x 9'10" (2.78 x 3.00)

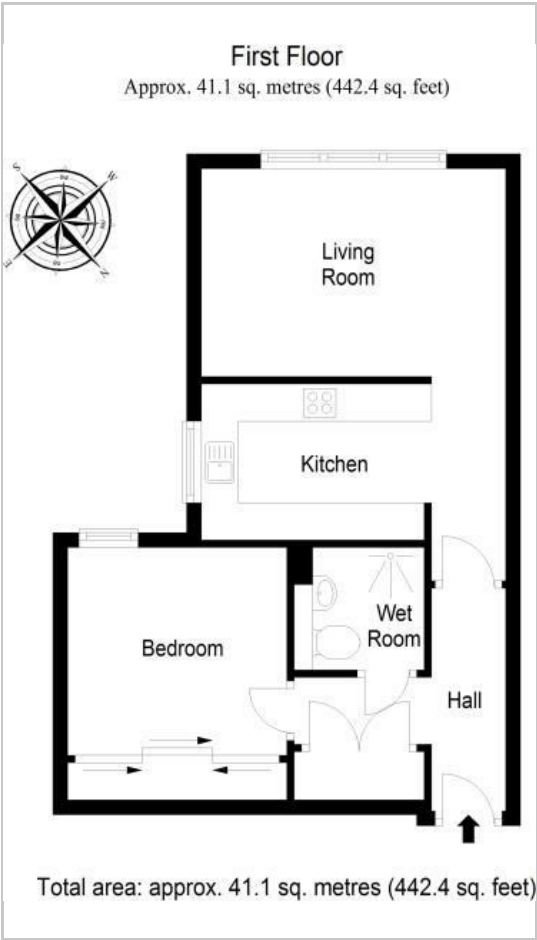
Shower room 5'2" x 5'9" (1.6 x 1.76)

Contact Us

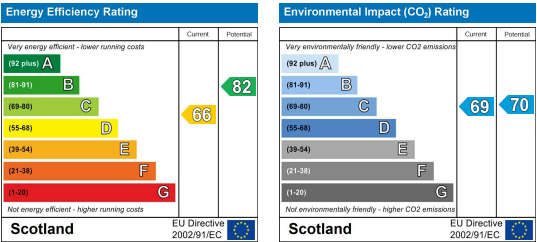
Area Map



Floor Plans



Energy Efficiency Graph



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