





Modern detached villa located within sought-after and highly regarded Arnothill. The subjects are situated conveniently for access to many excellent town centre amenities including rail stations, popular with Edinburgh and Glasgow commuters. Occupying private gardens, the property is complemented by a driveway and larger, one-and-a-half sized linked garage.

Although now requiring considerable upgrading, the property provides potential for redevelopment and modernisation to suit individual requirements. Access is through a broad reception hallway with downstairs WC off and stairway to upper apartments. The public rooms include a sitting room and separate dining room, each of which extend to in excess of twenty-one feet in length. The lower accommodation is completed by a kitchen which has access to a practical covered walkway to the linked garage and gardens.

On the upper floor there are three well-proportioned bedrooms and a generously sized bathroom. Offered to the market at a competitive upset price to reflect the upgrading required, the agents would urge early viewing in order to avoid disappointment.

### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

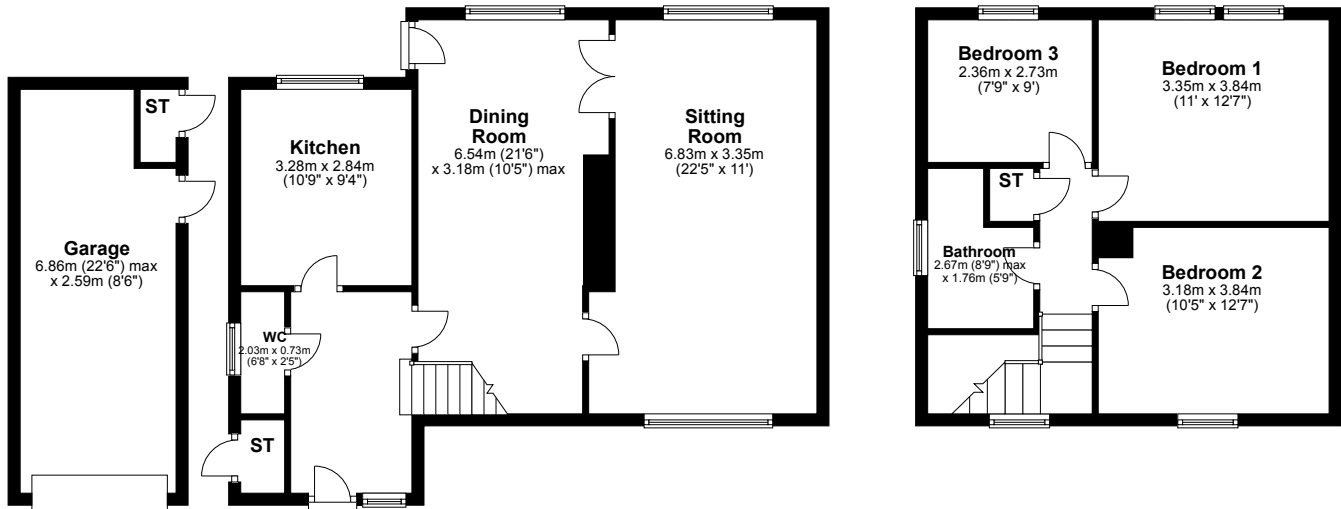
Price Offers Over £167,000

EER Rating Band G

Property Ref WB4990



## Accommodation layout & measurements



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

## Location

Arnothill is a highly regarded residential locale situated immediately to the west of Falkirk town centre. Falkirk town centre offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of both Falkirk High and Grahamston Rail Stations. The surrounding arterial road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 5JJ



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