

Falkirk

56 College Crescent



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Falkirk
FK2 9HN



Modern end terraced villa located within popular Middlefield. The property is situated conveniently for access to local amenities including Falkirk Retail Park, rail stations and motorway network. Occupying private enclosed front and rear gardens, note is drawn to the sunny south facing rear garden which has a paved patio area, garden water supply and large timber garden shed ideal for storage/workshop purposes. Potential exists to form a driveway within the front garden, subject to obtaining the usual consents.

Access is through a bright reception hallway with stairway to upper apartments. The impressive sitting/dining room extends to in excess of twenty feet and has both front and rear picture windows offering excellent natural light and open front outlook. The kitchen has direct access to the rear garden and offers fitted storage in addition to a large walk-in store, ideal for utility purposes.

On the upper floor there are two double sized bedrooms, shower room with electric shower and excellent storage. Practical features include gas central heating and double glazing. Helix Park with the renowned Kelpies Sculptures is within walking distance of the property. Early viewing is highly recommended.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £115,000

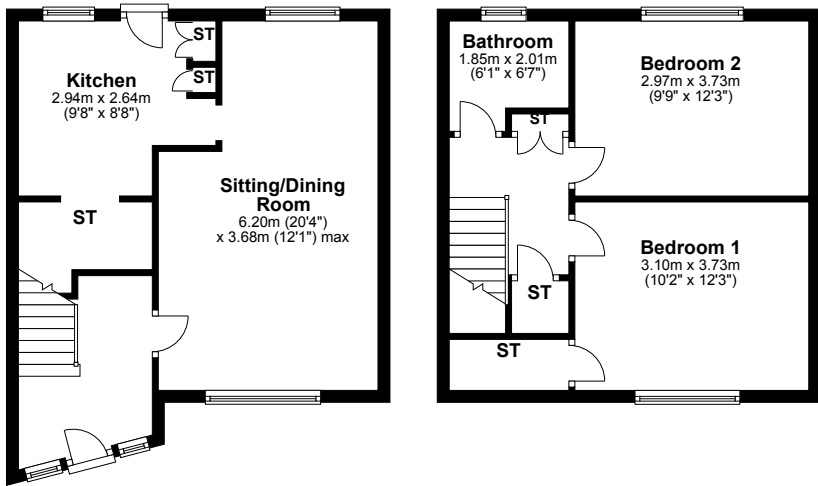
EER Rating

Band D

Property Ref

WK4981

Accommodation layout & measurements



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Location

Highly regarded Middlefield lies to the east of Falkirk town centre and within easy reach of shopping, schooling, civic and recreational amenities. The nearby M9 motorway and Falkirk Gateway lie within a mile of the property offering superb commuter links to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh. Falkirk Grahamston and Falkirk High stations provide main line rail links to destinations including Glasgow, Stirling and Edinburgh.

Satellite Navigation: Enter the postcode: FK2 9HN



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