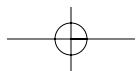
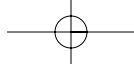


**38 COMELY PLACE, FALKIRK, FK1 1QG**

**OFFERS OVER £60,000**

**Russel+Aitken**  
solicitors and estate agents





### GENERAL DESCRIPTION:

This spacious GROUND FLOOR FLAT (with private front entrance door only shared with 1 other flat), will suit those seeking well presented easily maintained accommodation close to the town centre. All on one level the property comprises shared communal hall, entrance vestibule, lounge, study, kitchen, bedroom and shower room. Double glazing and gas central heating has been installed. To rear the property enjoys its own private patio area and an enclosed shared garden area forming an attractive setting from which to enjoy the sunshine. The property also has its own rear door with access to the garden.

Local amenities cater for daily needs with a pedestrianised High Street covering a range of traditional and National names. Sporting, leisure and recreational pursuits abound from football to golf and swimming to racquet sports. For the commuter there is good access by road and rail to all areas of commerce within the Central belt.

### TRAVEL:

From Falkirk town centre proceed along Cow Wynd, at the end of the road turn left and Comely Place is the second street on your right. No 38 is on your left hand side.

### MEASUREMENTS:

Lounge: 12'10 x 15'1 (3.93m x 4.6m)

Study: 5'9 x 4' (1.7m x 1.2m)

Kitchen: 12'9 x 6'8 (3.8m x 2.02m) max points

Bedroom: 13'3 x 12'8 (4.0m x 3.85m)

### EXTRAS:

All carpets and floorcoverings, blinds, light fittings, fridge freezer and cooker are to be included.

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

Negotiable.

### COUNCIL TAX:

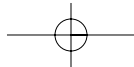
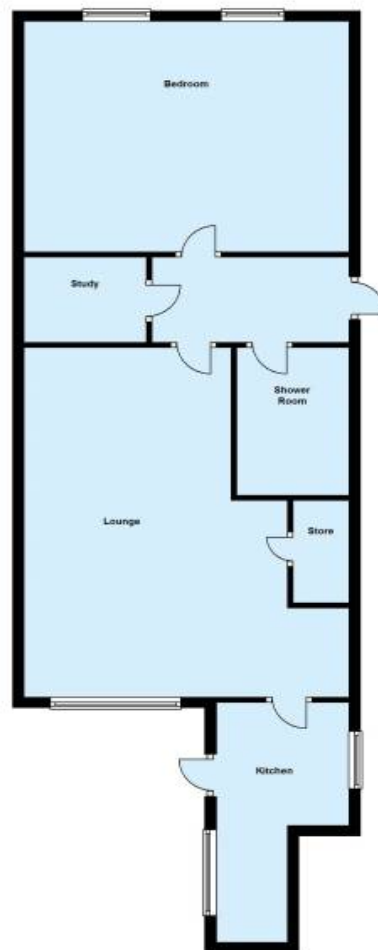
Band 'A' - £975.71

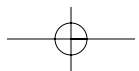
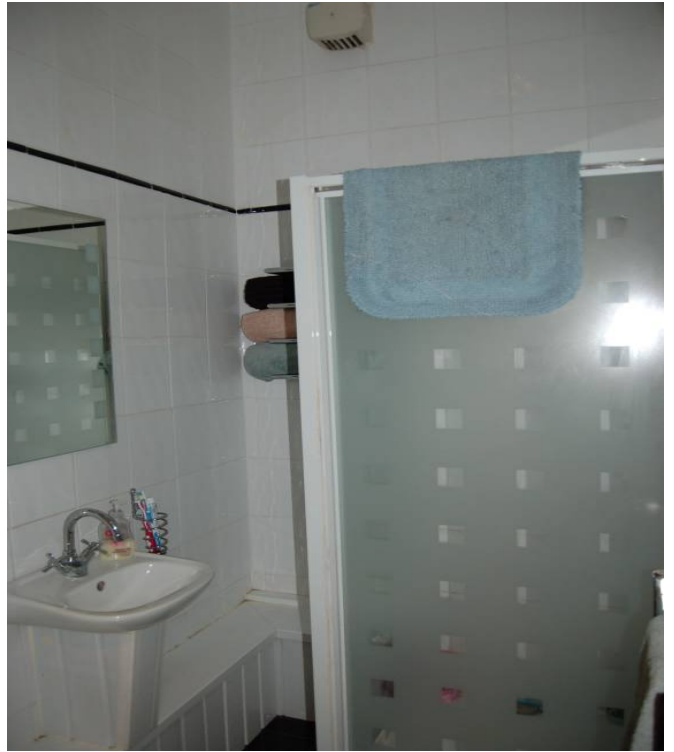
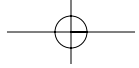
### REF:

KMcL/S3018

### HOME REPORT:

A Home Report is available for this property.







#### **DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

#### **HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

**Russel+Aitken**  
solicitors and estate agents

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