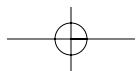
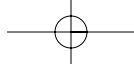


15 CRICHTON DRIVE, GRANGEMOUTH, FK3 9DF

OFFERS IN THE REGION OF £79,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This beautifully presented upper QUARTER VILLA is very competitively priced offering spacious bright accommodation. Well maintained and upgraded by the present owners the internal layout comprises entrance vestibule, welcoming reception hall, spacious lounge, refitted kitchen with additional pantry style cupboards, two double bedrooms and a bathroom. Double glazing and gas fired central heating have also been installed. To the rear there is an enclosed garden area complete with paved patio and drying green.

Excellent local amenities cater for daily needs with more extensive shopping to be found closer to Grangemouth town centre. For the commuter there is good access via the national motorway network bringing many other areas of commerce into commuting distance by either public or private transport. Schooling for all ages is to hand along with a wide and diverse range of sporting, leisure and recreational activities from athletics to swimming, sailing to fishing, football to golf, the area has something for everyone.

TRAVEL:

Upon entering Grangemouth along Earls Road take the 2nd exit at the roundabout onto Station Road and proceed along Bo'ness Road. Continue straight across at the first two sets of traffic lights and then take the 2nd turning on the right into Oxgang Road then 1st right into Crichton Drive. No 15 is towards the middle of the street on your left hand side.

MEASUREMENTS:

Lounge: 14'8 x 11'9 (4.4m x 3.5m) max points

Kitchen: 12'5 x 8'5 (3.7m x 2.5m)

Bedroom 1: 13'6 x 11'9 (4.1m x 3.5m)

Bedroom 2: 11'4 x 10'6 (3.4m x 3.2m)

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

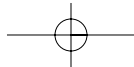
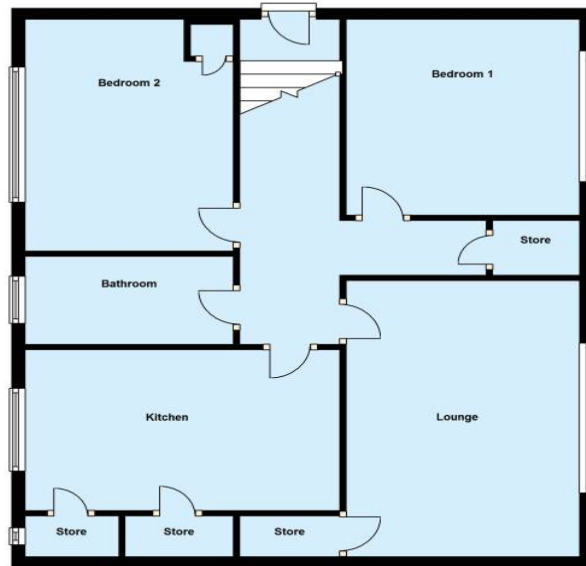
Band 'B' - £1,138.33

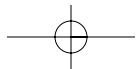
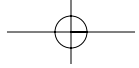
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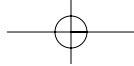
KMcL/S3007

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.

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