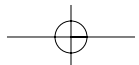
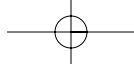


**39 SPRINGBANK GARDENS, FALKIRK, FK2 7DF**

**FIXED PRICE £57,000**

**Russel+Aitken**  
solicitors and estate agents





### GENERAL DESCRIPTION:

This well presented two bedroomed FLAT is ideally suited for those seeking larger than normal accommodation within a popular RETIREMENT COMPLEX. Set within landscaped garden grounds, the accommodation comprises communal hall with lift access to all floors, private reception hall with generous storage space, open plan lounge/kitchen, two double bedrooms and a refitted bathroom. There is also access to a guest suite if required and a communal lounge/reading room. White meter heating and double glazing have been installed. To front amid the landscaped garden grounds there is ample residential parking.

Close to good local amenities and road/rail access, Springbank Gardens is ideal for those with family not just in Falkirk but any area within the Central belt of Scotland. As mentioned local amenities cater for most daily needs and excellent sporting, leisure and recreational facilities are to be found in and around the surrounding district.

### LOCATION:

Springbank Gardens is accessed from Thornhill Road which is situated to the west side of Grangemouth Road and is ideally placed for Falkirk town centre and is in walking distance of Grahams Road (Central) Retail Park and large cinema complex. Falkirk has two railway stations, Grahamston and Falkirk High mainline station which provides speedy services to Glasgow, Edinburgh and Stirling. For those who prefer to drive there is good access to the national motorway network.

### MEASUREMENTS:

Lounge/kitchen: 18'5 x 13'6 (5.6m x 4.1m) max points

Bedroom 1: 11'9 x 10'5 (3.5m x 3.1m)

Bedroom 2: 11'9 x 8'3 (3.5m x 2.5m)

Bathroom: 6'2 x 6'2 (1.9m x 1.9m)

### MINIMUM AGE REQUIREMENT:

Females must be 50, Males must be 55.

### FACTORING CHARGE:

£110 per calendar month.

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

Negotiable.

### COUNCIL TAX:

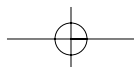
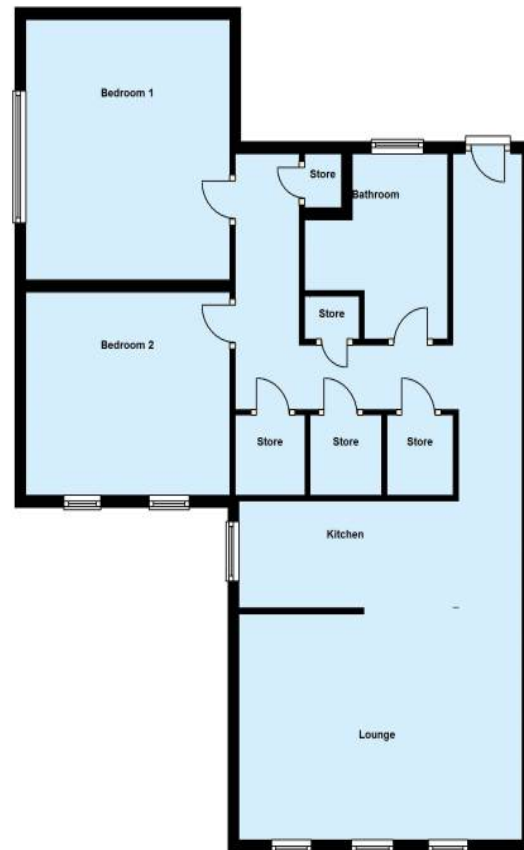
Band 'C' - £1,300.95

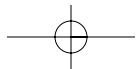
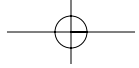
### REF:

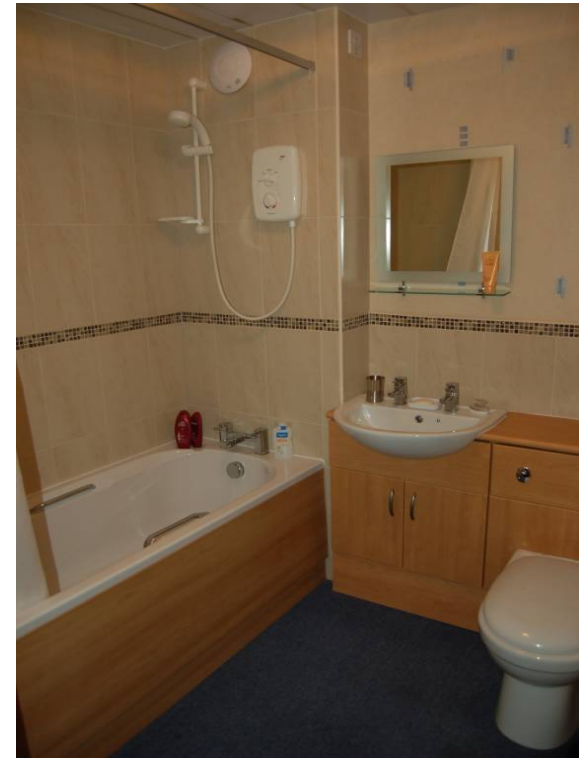
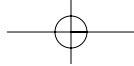
KMcL/S3023

### 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. Floorplans are not to scale.

**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

Property Department  
9 Cow Wynd  
Off High Street, Falkirk  
T : (01324) 626107  
F : (01324) 620994  
W : [www.russelaitken.com](http://www.russelaitken.com)

