



**141 MAIN STREET  
CAMELON  
FK1 4DT**

This beautifully presented FIRST FLOOR FLAT is situated within a residential area of similarly styled properties close to local amenities with Falkirk town centre only a short journey away by either public or private transport. The property offers spacious accommodation comprising communal controlled entrance, reception hall with abundant storage, lounge, recently refitted kitchen, double bedroom and bathroom. The property also benefits from double glazing and electric white meter heating system.

**FIXED PRICE £47,995**

**Russel+Aitken**  
solicitors and estate agents



#### **GENERAL DESCRIPTION:**

This beautifully presented first floor flat is within a block of similarly styled apartments in a central and convenient residential area close to excellent local shops, post office, catering for most daily needs. The property provides spacious well arranged accommodation comprising communal stair with security entry phone system. Beautifully presented reception hall with abundant storage, bright lounge, recently refitted kitchen, generous double bedroom and bathroom. The property also benefits from double glazing and electric white meter heating. The property will appeal to the first time buyer and clients

seeking easily maintained accommodation and very suitable also to the Buy to Let investment market. Early viewing is strongly advised.

#### **LOCATION:**

Situated in a popular residential area handy for local shopping and post office, nursery etc. and within walking distance of Camelon railway station for commuting to Falkirk, Edinburgh, Glasgow and Stirling. The Mariner Centre sports complex with swimming pool is nearby. There is a regular bus service to the town centre where there is an extensive range of shopping, supermarkets, leisure and recreational outlets.

#### **TRAVEL:**

Travelling from Falkirk head West along Camelon Road passing the Park Hotel on the left hand side. Go straight ahead at the roundabout onto Main Street, Camelon. Turn right into Dorrator Road over the dual carriageway then 1st left after The Coppertop into Nailer Road and 1st left into Irving Court where there is ample residential parking.

#### **ACCOMMODATION:**

All sizes are approximate

#### **COMMUNAL ENTRANCE:**

Security controlled entrance door to the tidy well kept communal entrance providing access to the apartments.



and bath with overbath shower unit and tiled surround. Fitted dado rail. Tile effect floorcovering.

**OUTSIDE:**

To the rear of the property there is ample residential parking.

**EXTRAS:**

All blinds, carpets and floorcoverings, oven and hob.

**COUNCIL TAX:**

Band 'A' - £975.71

**REF:**

KMcL/S2993

**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.

**RECEPTION HALLWAY:**  
13'8 x 5'10 (4.1m x 1.7m) maximum point

Beautifully presented L-shaped reception hall in fresh decorative order. Picture rail. Handset for security entry phone system. Three built-in storage cupboards. Fitted carpet. Access to lounge, bedroom and bathroom.

**LOUNGE:** 12'9 x 10'3 (3.8m x 3.1m)

Again superbly presented room in fresh decorative order. Twin double glazed windows to the front. Fitted ceiling rose. Picture rail. Fitted carpet. Telephone and TV points. Ample space for freestanding furniture. Access to the Kitchen.

**KITCHEN:** 10'8 x 5'8 (3.2m x 1.7m)

Recently fitted kitchen with twin double glazed windows to the rear. Fitted floor and wall mounted units with coordinated work surfaces. Tiled splashback. 4 ring hob with stainless steel oven beneath. Stainless steel sink with mono mixer tap with drainer to side. Space and point for washing machine and fridge/freezer. Fitted picture rail. Tile effect floor covering.

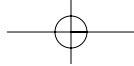
**BEDROOM:** 13'8 x 8'11 (4.1m x 2.7m)

Twin double glazed windows to the side. The room is again in fresh decorative order. Continued use of picture rail. Fitted carpet. Ample space for freestanding furniture.

**BATHROOM:**

The bathroom has an opaque double glazed window to the side. In fresh decorative order. Recessed ceiling downlights. Fitted 3 piece suite comprising low level w.c., wash hand basin





### 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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