



**27 BRYCE AVENUE
CARRON
FK2 8JA**

This GROUND FLOOR STUDIO FLAT is in good condition but could be improved to form an attractive and easily maintained home. The accommodation currently comprises lounge/bedroom, open plan kitchen, dressing room with built-in wardrobe and shower room. The property has electric heating installed. Early viewing is advised.

OFFERS OVER £29,995

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This studio apartment will appeal to those seeking easily maintained accommodation within a popular residential location. All on one level the subjects comprise lounge/bedroom, open plan kitchen, dressing room with built-in wardrobe and shower room. Electric heating has been installed. Good local amenities cater for most daily needs with more extensive shopping, sporting, leisure and recreational facilities can be found closer to Larbert or Falkirk town centres. For the commuter there is easy access to public transport bringing most areas of commerce within commuting distance.

TRAVEL:

From Falkirk town centre continue along the B902 (Grahams Road) to the Carron roundabout. Take the 4th exit turning right onto Carronshore Road then 3rd turning on the right into Bryce Avenue with No. 27 on the right hand side.

ACCOMMODATION:

All sizes are approximate

LOUNGE/BEDROOM: 14'9 x 11'7 (4.5m x 3.5m)

Entry is gained by a timber door into the lounge area which has twin windows to the front. Fitted carpet. Door through to the dressing room, open plan to kitchen. Space for freestanding sofa bed/furniture.

KITCHEN: 6'7 x 6'1 (2.0m x 1.8m)

The kitchen has a window to the front. Fitted floor and wall mounted units with coordinated work surfaces including tiled splashbacks. Stainless steel sink with mono mixer tap. Space and point for freestanding cooker. Plumbed recess for washing machine. Space and point for fridge/freezer.

DRESSING ROOM: 4'11 x 4'6 (1.5m x 1.3m)

The dressing room has doors through to the shower room. Built-in mirrored wardrobes with shelf and clothes rail. Fitted carpet.

SHOWER ROOM:

The shower room has low level w.c., wash hand basin and tiled splashback, tiled shower cubicle with a Triton TX 7500 shower unit. Laminate effect flooring.

VIEWING:

Strictly by appointment. Please telephone our Property Department on 01324 626107

ENTRY:

An early entry date is available if required

COUNCIL TAX:

Band 'A' - £975.71

REF:

KMcL/S2892

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.

All services/appliances have not and will not be tested and cannot be guaranteed or warranted. The property is sold as seen.

HOME REPORT:

A Home Report is available for this property.

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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