



21 Ladysmill Falkirk

We are delighted to present to the market this spacious GROUND FLOOR FLAT (Ogilvie) situated in popular residential area of Falkirk. The property is ideally located for all local amenities and is a short distance from Falkirk Town Centre. The property was originally a Show Home and has been kept in excellent walk in condition by the present owner. The property offers spacious accommodation comprising Secured Entrance Hall, Hallway, Lounge, Modern Kitchen, Bathroom, Two double Bedrooms (Master en-suite). The property benefits from Gas Central Heating, Double Glazing and an Alarm System. Allocated parking space.

Entry: By Arrangement

Viewings: Please contact our Property Department on 01324 823 498

Price: **FIXED PRICE £105,000**

dem/cs

Russel+Aitken
solicitors and estate agents

Entrance:-

The property is accessed via a secured entry system into the communal hallway.

Entrance Hall:-

Entered via timber door leading from the communal hallway into Entrance Hall. Two ceiling lights. Radiator. Carpet. Two storage cupboards. Secured entry system wall mounted. A door leads to the:-

Lounge:-

10'8" x 14'10" (3.26m x 4.53m)

Accessed from the Hall. This is a good sized room which has double glazed windows and benefits from natural light. Ceiling light. Ceiling coving. Radiator. Carpet.

Kitchen:-

5'9" x 10'7" (1.78m x 3.24m)

This is a modern kitchen which benefits from attractive floor and wall mounted units with complimentary work surfaces (with tile splash back) incorporating a Candy gas hob and oven with extractor fan above. Purchasers should note that the fridge and washing machine are included in the sale price. Double glazed window. Ceiling spotlight unit. Laminate flooring. Radiator.

Bathroom:-

There is a white three piece suite comprising w.c, wash hand basin and bath. The walls have been partially tiled. Ceiling light. Shaver point. Vinyl flooring. Radiator. Extractor fan.

Bedroom One:-

13'8" x 10'8" (4.19m x 3.27m)

This is a good size double bedroom with double glazed window. Ceiling light. Carpet. Radiator. Built in wardrobe fronted by sliding mirror doors. A timber door leads to the:-

En-Suite Shower Room:-

Double glazed frosted window. There is a w.c, wash hand basin and shower cubicle which has been tiled to full height and houses an electric shower. The remaining walls have been partially tiled. Vinyl flooring. Radiator. Shaver point. Extractor fan.

Bedroom Two:-

11'3" x 8'1" (3.44m x 2.49m)

This is a second double bedroom which has double glazed window. Radiator. Ceiling light. Carpet.

External:-

Purchasers should note that there is one allocated parking space.

Factors:-

It should be noted that a factor is appointed to maintain communal areas of the development and it is understood that there is a monthly charge of approximately £30.

FURTHER PARTICULARS AND OFFERS TO:

FROM

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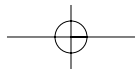
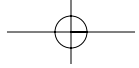
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Full schedule may be
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Russel + Aitken is the trading name of Russel + Aitken LLP a limited liability partnership registered in Scotland No: SO3000789 and having its registered office at King's Court, High Street, Falkirk.