



**9a WEST BRIDGE STREET
FALKIRK
FK1 5RJ**

FIXED PRICE £65,500

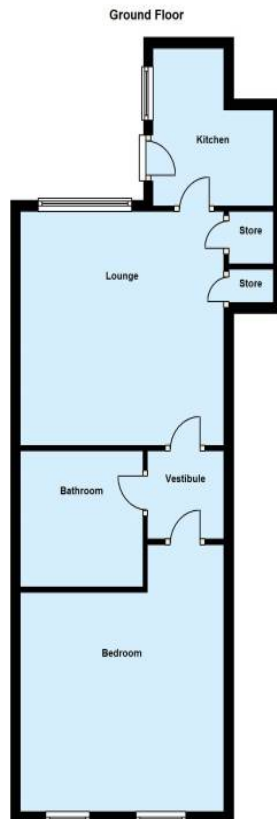
Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This beautifully maintained GROUND FLOOR FLAT accessed by the side passageway leading to the door at the rear will appeal to those seeking easily maintained accommodation in the heart of the town centre. The subjects currently comprise lounge with ample storage, kitchen including appliances, bright double bedroom, vestibule and large bathroom. The property is further enhanced by gas central heating and double glazing has been installed. There is a shared garden area to the rear forming an attractive setting from which to enjoy the summer. Excellent amenities are almost literally on your doorstep. The property is ideally located to take full advantage of Falkirk's superb sporting, leisure and shopping facilities not to mention ease of commuting to both Edinburgh and Glasgow or any area of employment within the central belt by either public or private transport. Early internal viewing is strongly advised.

TRAVEL:

From the town centre follow the High Street down to the end of the pedestrianised shopping and travel straight across at the traffic lights into West Bridge Street. 9a is on the left hand side.



MEASUREMENTS:

Vestibule: 2'11 x 2'8 (0.9m x 0.8m)

Lounge: 12'6 x 12'4 (3.8m x 3.7m)

Kitchen: 9'3 x 7'5 (2.8m x 2.2m)

Bedroom: 13'6 x 12'6 (4.11m x 3.8m)

Bathroom: 9'9 x 6'0 (2.9m x 1.8m)

VIEWING:

Please contact our Property Department on 01324 626107 for an appointment to view.

ENTRY:

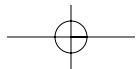
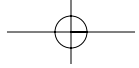
Negotiable.

COUNCIL TAX:

Band 'A' - £975.71

REF:

KMcL/S2997





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.

Russel+Aitken
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