



FOR SALE
9, THE HEDGES, CAMELON, FALKIRK, FK1 4DZ

We are delighted to present to the market this **GROUND FLOOR FLAT** close to all local amenities and bus routes into Falkirk Town Centre. Excellent buy to let opportunity.

Requires modernisation, renovation and redecoration throughout but has clear potential as a spacious one bedroom home comprising entrance hall, spacious Lounge, galley Kitchen, double Bedroom with in-built storage and bathroom. Communal gardens to rear. GCH & DG.

Entry - By Arrangement

Viewing -

Please contact our Property Department on 01324 823498
Evenings and weekends on 0141 5741095

PRICE - OFFERS OVER £32,000

Russel+Aitken
solicitors and estate agents

The property is reached through a communal hallway with entrance door. The property is entered via a wooden door into a bright hallway with laminate flooring, ceiling light and wall mounted radiator.

Kitchen:

The galley kitchen contains laminate flooring with ample wall and base mounted units. A stainless steel sink and taps and single oven and hob. A wall mounted radiator, double glazed window and ceiling light are also present.

Bedroom:

The double bedroom contains wall mounted radiator, ceiling light, double glazed window to the rear of the property and spacious double built-in mirrored wardrobe.

Lounge:

Bright and spacious lounge containing double glazed window to the front of the property, wall mounted radiator, ceiling light and gas fire and surround.

Bathroom:

Compact bathroom comprising w.c., sink and single shower. The room also contains laminate flooring, ceiling light and wall mounted radiator.

Communal gardens to rear.



Measurements:

Kitchen:
12'7" x 5'0"

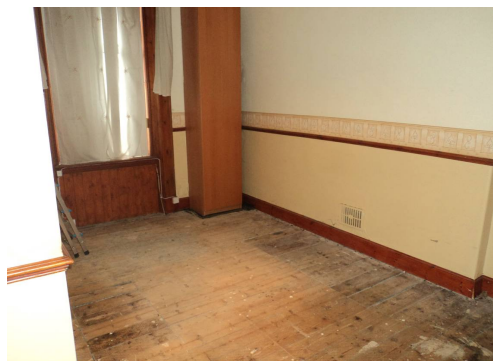
Bedroom:
11'4" x 7'7"

Lounge:
13'11" x 11'11"

The Home Report is available from our property department on request.

Home Report Valuation £38,000

Modernisation, renovation and redecoration required throughout.



Russel+Aitken
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