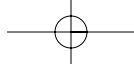




**200 CARMUIRS AVENUE, CAMELON, FK1 4JP**

**FIXED PRICE £85,000**

**Russel+Aitken**  
solicitors and estate agents



### GENERAL DESCRIPTION:

This END TERRACED VILLA is situated in a popular location close to good local amenities and offers ideal family accommodation with the benefit of off-street parking and a garage. Adjacent to large open playing fields, the accommodation comprises entrance vestibule, lounge, diningroom, kitchen and bathroom on the ground floor whilst upstairs there are three generously proportioned bedrooms and a useful attic/storage space. The property benefits from gas fired central heating and double glazing has been installed. There are garden grounds to front, side and rear which also encompass a garage with greenhouse to rear and a driveway affording additional off-street parking if required.

Camelon has its own shops and traditional High Street catering for most daily needs with more extensive services to be found in either Falkirk or Larbert. For the commuter there is good access by either road or rail to many other areas of employment within the central belt. Schooling for all ages is to hand as are a wide and diverse range of sporting, leisure and recreational facilities from the Mariner Sports and Leisure Centre to the Beefeater Bar and Restaurant to name but a few.

### TRAVEL:

From Falkirk town centre take Westburn Avenue heading west towards the canal. At the T-junction bear left onto Glenfuir Road then 1st left into Lock 16. At the end of Lock 16 bear left onto Carmuir Avenue and No 200 is towards the end on your right hand side.

### MEASUREMENTS:

Hall: 7'8 x 5'2 (2.3m x 1.5m)

Lounge: 15'0 x 9'11 (4.5m x 3.0)

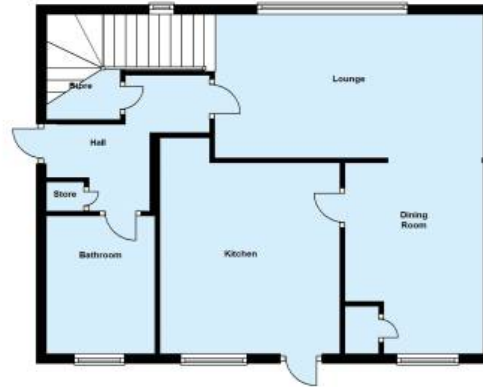
Diningroom: 8'0 x 7'0 (2.4m x 2.1m)

Kitchen: 10'6 x 9'11 (3.1m x 3.0m)

Bedroom 1: 14'9 x 10'1 (4.4m x 3.0m)

Bedroom 2: 11'6 x 11'1 (3.5m x 3.3m)

Bedroom 3: 12'1 x 11'1 (3.6m x 3.5m)



### EXTRAS:

All carpets and floorcoverings and kitchen appliances.

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

Negotiable.

### COUNCIL TAX:

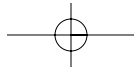
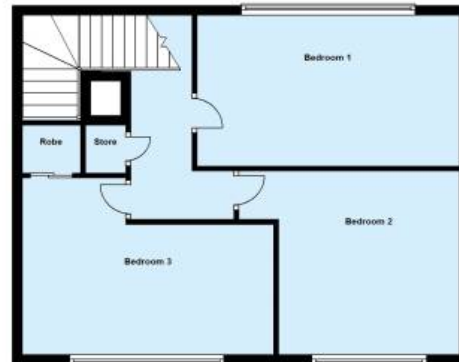
Band 'B' - £1,138.33

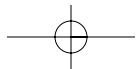
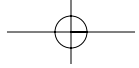
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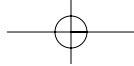
KMcL/S3010

### 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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