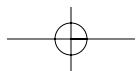
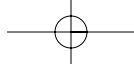


**29 GRANGEMOUTH ROAD, FALKIRK, FK2 9DD**

**OFFERS OVER £74,750**

**Russel+Aitken**  
solicitors and estate agents





### GENERAL DESCRIPTION:

This attractively presented three bedroomed UPPER QUARTER VILLA is suited to a broad spectrum of the market. The light generously proportioned accommodation currently comprises entrance vestibule with stairs up to reception hallway, large lounge, fitted kitchen, three double bedrooms and bathroom. The property has recently had new double glazing installed along with a new central heating boiler. To the rear of the property there is an enclosed garden complete with off-street parking.

Schooling for all ages is to hand as are first class shopping, sporting and recreational amenities. For those needing to commute Grangemouth Road is ideally placed for access by either road or rail to many areas of commerce along the Central belt.

### TRAVEL:

From Falkirk town centre take the A904 Kerse Lane, continue straight down this road which becomes Ladysmill then straight over at the traffic lights which becomes Grangemouth Road. No 29 is on the left hand side.

### MEASUREMENTS:

Lounge: 14'11 x 13'05 (4.5m x 4.0m)  
Kitchen: 10'07 x 9'11 (3.22m x 3.0m)  
Bedroom 1: 13'05 x 9'07 (4.0m x 2.91m)  
Bedroom 2: 10'11 x 9'11 (3.3m x 3.0m)  
Bedroom 3: 9'01 x 8'10 (2.74m x 2.46m) excl recess  
Bathroom: 6'07 x 6'05 (2.0m x 1.9m)

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

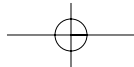
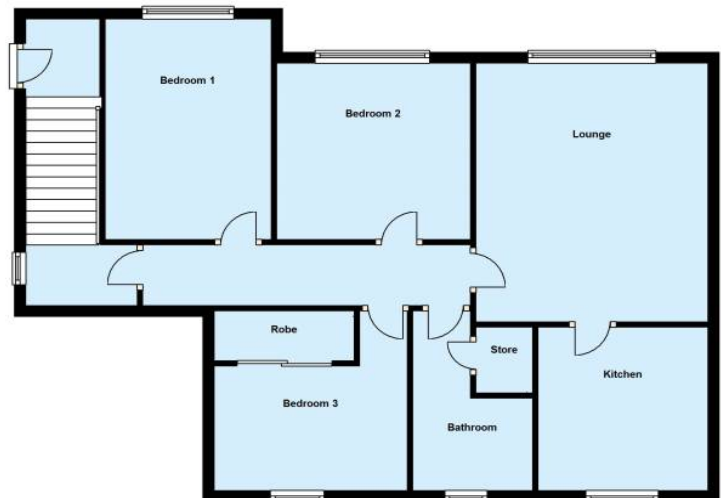
Negotiable.

### COUNCIL TAX:

Band 'A' - £975.71

### REF:

KMcL/S3028







#### **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. Floorplans are not to scale.

#### **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**  
solicitors and estate agents

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