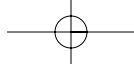




**3 AVEN DRIVE
LAURIESTON
FK2 9QD**

OFFERS OVER £79,950

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This well maintained 2 bedroomed MID TERRACED VILLA enjoys a much sought after location ideally suited for young or old alike. Close to excellent local amenities and well placed for those needing to commute by either public or private transport. Early viewing is recommended. School for all ages is to hand as are good sporting, leisure and recreational facilities.

The accommodation comprises entrance vestibule, bright lounge, breakfasting kitchen, rear vestibule, 2 double bedrooms and bathroom. Gas central heating and double glazing have been installed. The property benefits from enclosed garden to front and rear. The rear garden encompasses a garden shed and has access to a rear lane.



TRAVEL:

From Falkirk town centre proceed along Callendar Road, past Callendar Prk and at the roundabout continue straight across entering Mary Street. At the junction of Mary Street and Boyd Street turn right into Boyd Street and then right into James Street, then left into Aven Drive.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'A' - £975.71

REF:

KMcL/S2990

MEASUREMENTS:

VESTIBULE: 4'0 x 4'0 (1.3m x 1.2m)

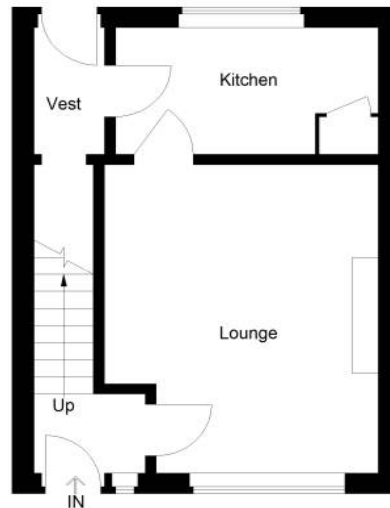
LOUNGE: 13'3 x 16'2 (4.9m x 4.8m)

KITCHEN: 13'3 x 7'3 (4.0m x 7.3m)

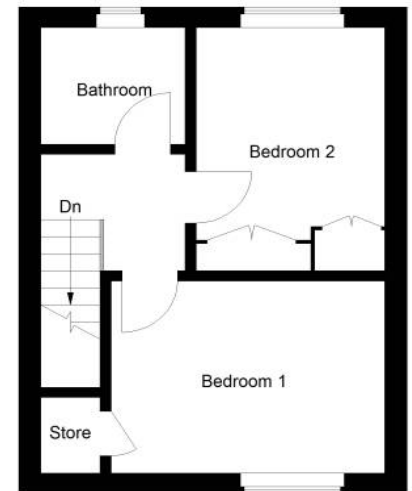
BEDROOM 1: 13'3 x 10'5 (4.0m x 3.1m)

BEDROOM 2: 10'1 x 9'7 (3.0m x 2.9m)

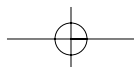
BATHROOM: 6'1 x 5'7 (1.85m x 1.70m)



Ground Floor



First Floor





**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.

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