



**Flat 2, 1 THE MALTINGS
CAMELON ROAD
FALKIRK
FK1 5BX**

Flat 2, 1 The Maltings is a two bedroomed GROUND FLOOR FLAT adjacent to the Forth and Clyde canal. The accommodation comprises reception hall, lounge with balcony overlooking the canal, open plan well fitted kitchen, master bedroom with ensuite bathroom, second double bedroom and shower room. The property has a security entry phone system, gas central heating and double glazing. To the front there is ample residential and guest parking. Landscaped garden grounds adjacent to the canal.

FIXED PRICE £95,000



GENERAL DESCRIPTION:

This attractive two bedroomed ground floor flat will appeal to a broad spectrum of the market. Suited to a young professional or older purchaser seeking secure easily maintained accommodation. Early internal inspection is strongly advised. Close to Falkirk town centre adjacent to the Forth and Clyde canal the property is part of a tranquil residential development well served by local amenities catering for most daily needs. More extensive facilities such as shops, supermarkets, bars and restaurants can be found within the town centre only a short distance away either by public or private transport. Good sporting, leisure and

recreational facilities are to hand as is schooling for all ages. For the commuter there is good access by road and rail to most areas of commerce within the central belt whilst for those needing to commute further afield both Edinburgh and Glasgow international airports can be reached in under an hour.

TRAVEL:

From Falkirk town centre travel along the A803 passing Dollar Park on the right hand side. Just before the roundabout at the Beefeater Restaurant turn right into The Maltings with No. 2/1 in the first building on the left hand side.

ACCOMMODATION:

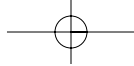
All sizes are approximate

RECEPTION HALLWAY: 20'0 x 3'11 (6.1m x 1.1m)

Entry is gained via a door into a welcoming reception hallway which has handset for entry phone system. Laminate flooring. Meter cupboard. Access to lounge, 2 bedrooms and bathroom. Large walk-in storage cupboard. Additional cupboard space suitable for ironing board etc.

LOUNGE/KITCHEN: 25'5 x 12'7 (7.7m x 3.8m)

Large bright open plan lounge/kitchen. The lounge area has double glazed French door with window to the side onto the balcony overlooking the canal. Laminate flooring.



extractor hood,
fridge/freezer and
washing machine all
included within the purchase
price.

VIEWING:

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

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'D' - £1463.57

REF:

KMcL/S2982

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.

Television point. Ample
space for freestanding
lounges and dining furniture.
Open plan to kitchen. The
kitchen has double glazed
window to the rear again
overlooking the canal
allowing ample light into the
room. Fitted floor and wall
mounted units with
coordinated work surfaces
and tiled splashback. Built-in
oven, hob, extractor hood,
fridge, freezer, 1½ bowl
stainless steel sink with
mono mixer tap with drainer
to the side.

BEDROOM 1: 11'10 x 10'8 (3.6m x 3.2m)

The master bedroom has
double glazed window to the
front. Built-in mirrored
wardrobe with shelf and
clothes rail. Space for
freestanding furniture. Fitted

carpet. Access to ensuite
bathroom.

ENSUITE:

The bathroom has extractor
fan, wash hand basin
recessed into the vanity
unit, low level w.c., panelled
bath with tiled surround. Wall
mounted mirror. Extensive
tiling to all walls.

BEDROOM 2: 11'8 x 9'3 (3.5m x 2.8m)

The second double bedroom
has double glazed window to
the front. Again the room
has a built-in wardrobe with
shelf and clothes rail. Fitted
carpet. Space for
freestanding furniture.

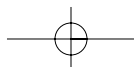
SHOWER ROOM:

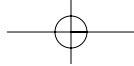
There is a large tiled
shower cubicle
with thermostatic shower.

Low level w.c, and wash
hand basin.

EXTRAS:

The property is to be sold
complete with oven/hob,





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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