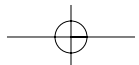
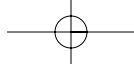


**13 GREENBANK PLACE, FALKIRK, FK1 4AL**

**FIXED PRICE £89,950**

**Russel+Aitken**  
solicitors and estate agents





### GENERAL DESCRIPTION:

This attractive stone fronted TERRACED VILLA will appeal to those seeking individual, flexible, well presented accommodation. Over two levels the property comprises vestibule, lounge, fitted kitchen, dining room (possible third bedroom), 2 further bedrooms and bathroom. The subjects are enhanced by double glazing and gas central heating (new boiler) has been installed. To the rear there is an enclosed garden area with a further lawned area beyond. Early viewing is strongly recommended.

Greenbank Place is a popular location yet with an easy reach of local amenities catering for most daily needs. Schooling for all ages is to hand along with a good variety of sporting, leisure and recreational amenities. For those needing to commute there is easy access by road or rail to all areas of commerce within the central belt.

### TRAVEL:

From Falkirk town centre take the Camelon Road (A803) heading towards Camelon, turn left at the roundabout (1st exit) heading along Glenfuir Road. Proceed along Glenfuir Road turning right into Carradale Avenue and then 1st right into Gleenbank Place. No 13 is on your left hand side.

### MEASUREMENTS:

Lounge: 12'6 x 10'10 (3.8m x 3.3m)

Kitchen: 12'06 x 8'04 (3.8m x 3.3m)

Diningroom: 12'06 x 6'02 (3.8m x 1.8m)

Bedroom 1: 12'07 x 11'0 (3.8m x 3.3m)

Bedroom 2: 12'08 x 8'0 (3.8m x 2.4m)

Bathroom: 6'05 x 5'10 (1.95m x 1.7m)

### EXTRAS:

All carpets and floorcoverings, blinds, fridge freezer and tumble dryer are to be included in the purchase price.

### VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

### ENTRY:

Negotiable.

### COUNCIL TAX:

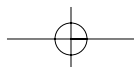
Band 'C' - £1,300.95

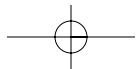
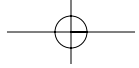
### REF:

KMcL/S3031

### 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. 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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