

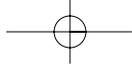


84 WEIR STREET, FALKIRK, FK1 1RB

FIXED PRICE £117,000

ENERGY PERFORMANCE RATING: 'D'

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

Seldom to be found on the open market this three bedroom ground floor Quarter Villa has recently been decorated and upgraded. In fresh decorative order the bright flexible accommodation which will be of broad appeal to both the older purchaser looking to downsize and the young professional couple looking for competitively priced property within a central residential location. Internally the property comprises entrance vestibule (with storage), welcoming reception hall, bright lounge, dining room (bedroom three), re-fitted kitchen, two double bedrooms and a fitted shower room. Double glazing and gas central heating have been installed. To rear is an attractive easily maintained enclosed garden area forming an ideal suntrap while to front is a further enclosed front garden with off-street parking.

Weir Street is a highly sought after residential location in the heart of Falkirk's town centre. The extensive Retail Park, Railway Station and pedestrianised High Street are all within a few hundred yards bringing a wealth of sporting, leisure and recreational opportunities within easy reach. Schooling for all ages is also close to hand. For those needing to commute there is easy access to Grahamston Railway Station (approximately 500 yards) with services to Edinburgh and Glasgow in addition to the National Motorway Network bringing all major areas of commerce within Central Scotland into commuting distance.

TRAVEL:

From Falkirk town centre head down Kerse Lane (A803), take the 3rd left into Garden Street, turn right at the end of the street into Weir Street and No 84 is on the left hand side.

MEASUREMENTS:

- Lounge: 14' 9" x 13' 1" (4.50m x 4.0m)
- Kitchen: 13' 1" x 10' 2" (4.0m x 3.10m)
- Bedroom 1: 16' 1" x 9' 10" (4.90m x 3.0m)
- Bedroom 2: 10' 10" x 9' 10" (3.30m x 3.0m)
- Bedroom 3: 10' 10" x 9' 6" (3.30m x 2.90m)
- Shower room: 7' 08" x 6' 05" (2.1m x 1.9m)

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'B'

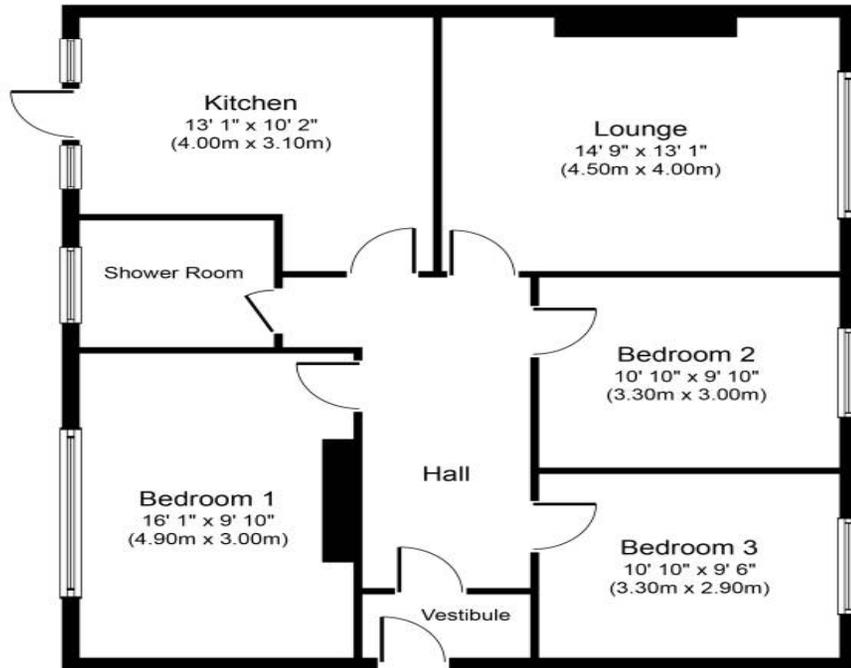
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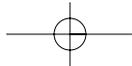
HOME REPORT:

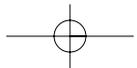
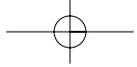
A Home Report is available for this property. Please ask for details.

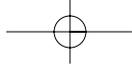


**Approximate Floor Area
935 sq. ft.
(86.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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.

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