



20B Paris Street, Grangemouth, FK3 9BN

TWO BEDROOM GROUND FLOOR FLAT



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AREA DESCRIPTION: The town of Grangemouth provides a wide range of both shopping and civic amenities. The larger town of nearby Falkirk provides a wider range of facilities including railway stations offering mainline rail links to both Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to the local centres of business.

Spacious, two bedroom, ground floor flat, ideally placed for all local amenities including shopping, bus and motorway links. The property benefits from gas central heating and double glazing. Realistically priced this property would make a great addition to a portfolio or suit a first time buyer.

Access to the property is through a communal entrance and the flat is situated on the ground floor. The internal hallway offers access to all accommodation including a good sized storage cupboard, two sizeable bedrooms which overlook the front of the property and offer ample space for both a bed and freestanding furniture.

Overlooking the rear, communal garden is the spacious lounge/dining room offering space for both living and dining furniture. Accessed from the lounge is the kitchen which boasts a range of white base and wall mounted units, contrasting work surfaces, tiled splashback, integrated electric oven, hob, freestanding fridge and washing machine.

Completing the accommodation on offer is the fully tiled bathroom fitted with a white three piece suite comprising bath with overhead shower, WC and wash hand basin. Externally there is communal garden space to the rear and on street parking to the front.

PROPERTY FACTS

Home Report Valuation: £65,000

EPC rating: D

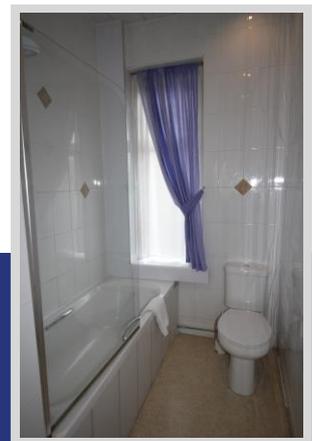
Council Tax band:

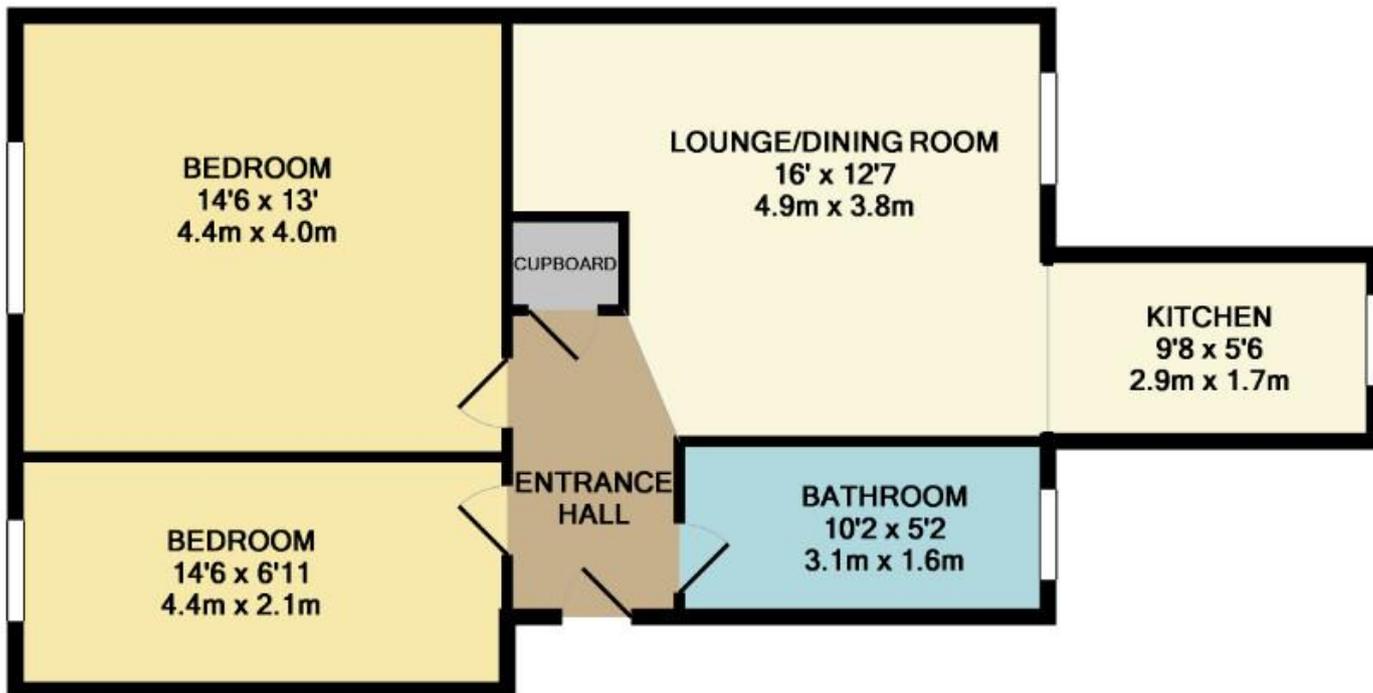
Central Heating: Gas Central heating

Double glazing: Throughout

Included in sale: All floor coverings, light fittings, blinds, oven, hob, washing machine and fridge.

Viewing details: Strictly by appointment. Contact RGM on 01324 482197.





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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.