



79 BURNBANK ROAD,
GRANGEMOUTH, FK3 8RR

LIDDLE & ANDERSON
SOLICITORS AND ESTATE AGENTS

THE PROPERTY

Within a sought after locale, Liddle & Anderson brings you this well-portioned two bedroom mid-terraced property. Excellent opportunity to purchase a modern family home. Accommodation comprises Hall, Lounge, Kitchen dinner, two Bedrooms, Master Bed en-suite, and large Bathroom. Enclosed garden to the rear of the property from the kitchen. Driveway and further on street parking available with views on to the Grangemouth Burn.

Internally, the property comprises an entrance hall with staircase, bright and spacious lounge with window which floods the room with natural light; kitchen with range of base units and pleasant outlook over the back garden.

On the upper level are 2 double bedrooms; master bedroom enjoys a beautiful en-suite, and a family bathroom. The two bedrooms are double sized with fitted mirror wardrobes, and the family bathroom is fitted with a three-piece white suite.

Externally to the front, the garden is mono-blocked creating a pathway leading to the PVC front door and a driveway.

To the rear, the garden is mainly laid to lawn with a garden shed.

Further benefits of this property include; double glazing, gas central heating and on street parking to the front of the property and within the street.

THE DISTRICT

Grangemouth sits on the south bank of the River Forth and offers a wide range of housing, schooling and recreational facilities. Nestled adjacent to the M9 motorway, there is easy access to Edinburgh, Falkirk, Stirling and Glasgow. Educational requirements are met by both primary and secondary schools. The La Porte shopping centre is close by and offers a variety of shops and stores. Popular local amenities are a short distance away, including the newly opened Helix which provides a range of family activities and incorporates the famous Kelpies.



ROOM DIMENSIONS

(Longest & Widest)

Lounge – 13'10" x 12'11"

Kitchen – 18'03" x 6'05"

Master Bedroom - 13'11" x 9'05"

En-suite - 4'04" x 4'02"

Bedroom 2 – 11'01" x 10'01"

Bathroom – 6'10" x 6'04"

EXTRAS

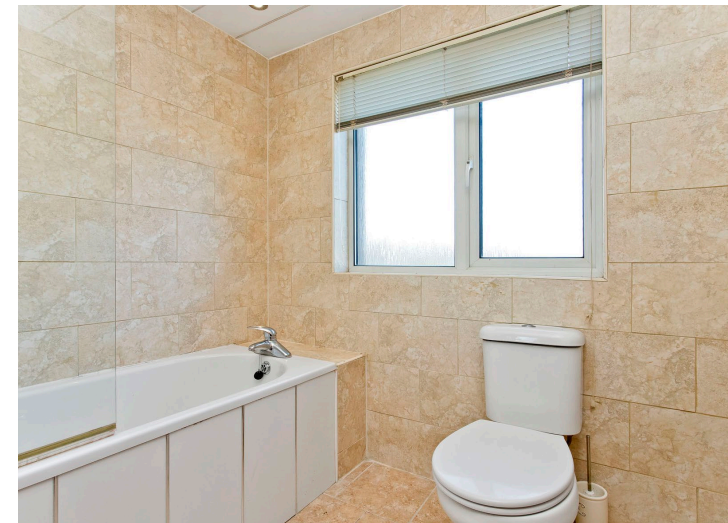
All fitted floor coverings, light fittings & white goods are included in the sale.

HOME REPORT

To request a copy of the Home Report please email prop@l-a.scot. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band B.

The property has an Energy Rating Category C.





VIEWING

Viewings are strictly by appointment.

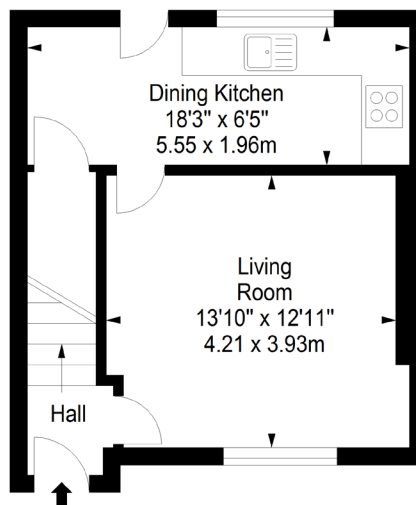
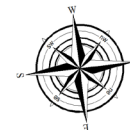
To arrange a viewing,
please call **01506 822 727** or email prop@l-a.scot.

LIDDLE & ANDERSON
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Ground Floor
Approx. 34.3 sq. metres (369.2 sq. feet)

First Floor
Approx. 34.3 sq. metres (369.2 sq. feet)



Bathroom
6'10" x 6'4"
2.09 x 1.93m

Bedroom 2
11'1" x 10'1"
3.39 x 3.07m

Landing

Principal
Bedroom
13'11" x 9'5"
4.23 x 2.86m

En-suite
4'4" x 4'2"
1.31 x 1.28m

Total area: approx. 68.6 sq. metres (738.4 sq. feet)



Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.

These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.

