



158 Abbotsford Street
Falkirk FK2 7PP
Offers Over £87,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy or suitable retirement flat is offered from this well presented lower flat, close to schools, amenities and public transport. It offers well proportioned rooms, is in fresh decorative order and is ready to move into. Access to large enclosed rear garden and off street parking/drive in at rear. Open outlook to front. The nearby Carron Centre offers local shopping and amenities and there is easy access to Falkirk Town Centre by car or readily available public transport. Immediate entry if required. Chain free.

- **Entrance hall**
- **Spacious lounge**
- **Fitted kitchen/appliances**
- **Two double bedrooms**
- **Modern shower room**
- **GCH & DG**
- **Sizable gardens/brick store**
- **Gates/off street parking**
- **Council Tax Band A**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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