



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Falkirk*

*1A Meeks Road*

*FK2 7EW*

# 1 Bedroom 2<sup>nd</sup> Floor Flat

Hallway • Lounge • Kitchen • Study • Box Room  
Double Bedroom • Bathroom  
Secured Entry

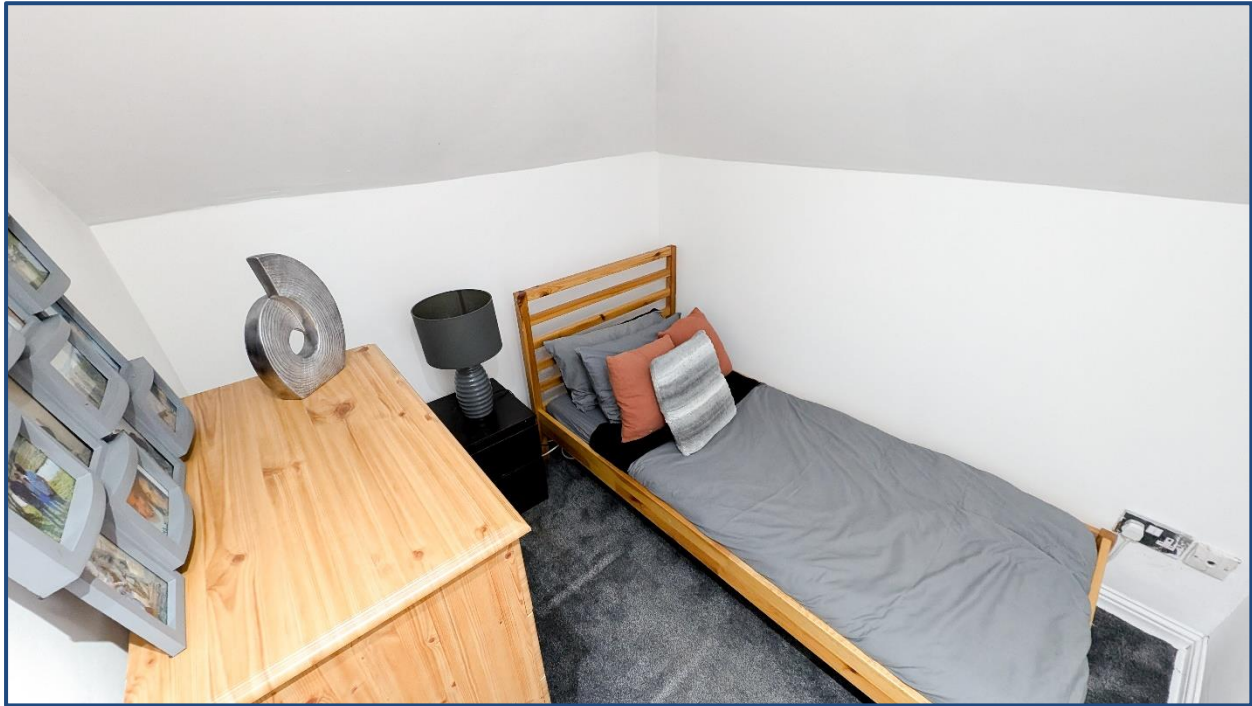
Village Estates are delighted to welcome to the market this stunning, 1 bedroom 2<sup>nd</sup> floor flat situated in the much sought after area of Falkirk. Internally the property comprises of a welcoming hallway giving access to a fabulous size lounge with space for dining. The lounge leads to a spacious box room which is currently being used as a 2<sup>nd</sup> bedroom. This can also be utilized as a office or walk in store room. The hallway also leads to a stunning fully fitted kitchen which include a generous range of base and wall mounted units with integrated oven, hob, hood, dishwasher, washing machine, fridge and freezer with open access to a small study. The accommodation continues with a large double bedroom boasting double sliding mirror wardrobes offering excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3 piece white suite with shower over bath and side screen. The property also benefits from fully double glazing and a system of gas central heating. Externally there is a secured entry system. Viewing is essential to appreciate the accommodation on offer on this stunning 1 bedroom 2<sup>nd</sup> floor flat which is in truly walk in condition.

- Hallway
- Lounge 16'00" x 13'01"
- Kitchen 14'01" x 10'00"
- Study 5'00" x 5'00"
- Box Room 7'00" x 7'00"
- Bedroom No. 1 11'01" x 11'01"
- Bathroom

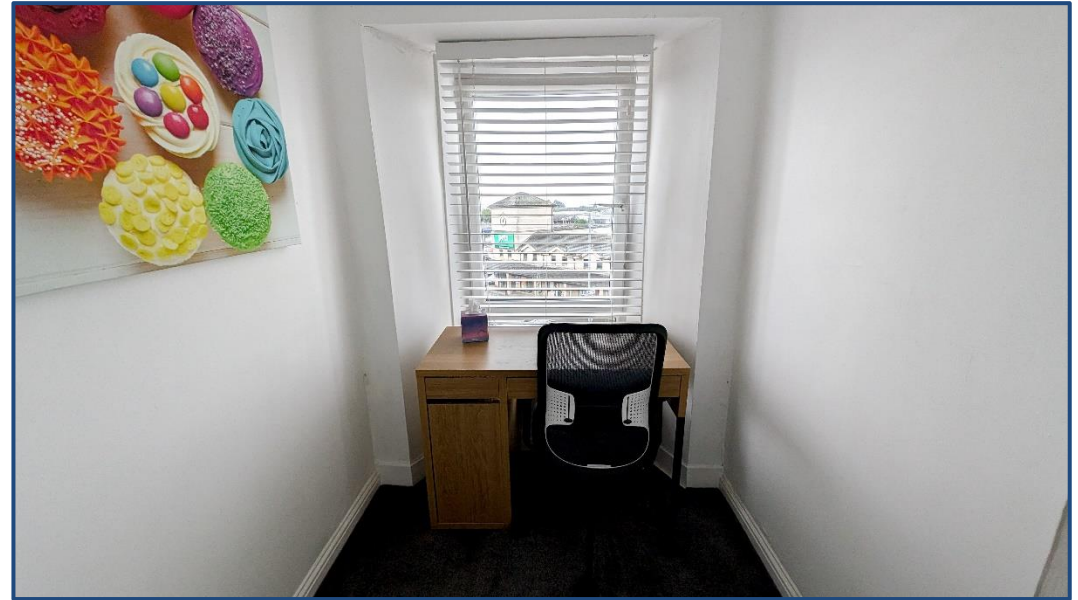
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fitments have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

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Ref. No. VEC23.3473









## **Selling Your Property !!**

**Contact us Now for a Free Valuation - We Offer a Full Sales & Marketing Package for a Very Competitive Fee**

## **Mortgage**

**Village Estates Mortgages offers a full range of Mortgage and Re-Mortgage facilities**

## **Home Reports, Surveys, Solicitors can also be arranged**

### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

**10am – 1pm Saturday (Cumbernauld Only)**

**Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries**

**2 The Wynd, The Village, CUMBERNAULD**

**Zoopla.co.uk**

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**[www.ve-ea.co.uk](http://www.ve-ea.co.uk)**

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