





*Modern Walk-In Condition Family Home With Driveway, South Facing Garden, Garden Room And Garage!*

This beautiful property in York Street, Falkirk is definitely one for your viewing list and Lauren Beresford and RE/MAX Property are delighted to bring this home to the market.

Comprising of: Entrance Hallway, Lounge, Kitchen, Downstairs Bathroom, Upper Landing, Three Double Bedrooms, Ensuite, Garden Room and Garage. This property benefits from newly fitted gas central heating and modern double glazing.

Council Tax Band: B

Tenure: Freehold

No Factor Fees

The town of Falkirk is a highly sought-after area with a town centre, retail park and leisure facilities, including a large number of bars and restaurants.

Falkirk is home to a number of attractions such as: Callendar House, The Kelpies and The Falkirk Wheel which is famous for its rotating boat lift connecting the Forth and Clyde Canal with the Union Canal.

The Falkirk area also proves popular with commuters seeking access via surrounding road and motorway networks to Edinburgh, Glasgow and Stirling. The two main line rail links of Falkirk Grahamston and Falkirk High train station provide express services to both Glasgow and Edinburgh.

### Hallway

13' 11" x 6' 7" (4.23m x 2.00m)

Enter into the Hallway through UPVC door, giving access to the Lounge, downstairs Bathroom, Kitchen and staircase to the upper level. The Hallway has spotlighting, painted walls, one vertical radiator, hard wood flooring, and an under-stair cupboard. The stair landing is (2.02m x 0.93m) with spotlighting, painted walls, a front facing window and carpet flooring

### Lounge

13' 11" x 11' 9" (4.24m x 3.58m)

Spacious and bright Lounge with a feature electric fireplace, a large front facing window and a shelved alcove. Around the room there is spotlighting painted walls, one radiator and hard wood flooring.

### Kitchen

13' 10" x 8' 6" (4.21m x 2.58m)

Newly fitted Kitchen comprising of: Fitted wall and base units, worktops, space for washing machine, integrated fridge freezer, integrated five burner gas hobs, two integrated ovens, and stainless-steel sink with mixer tap. There is spotlighting, marble wall panelling, a rear facing window, French doors, and vinyl flooring.

### Bathroom

7' 10" x 4' 9" (2.39m x 1.45m)

Three-piece family Bathroom located beside the entrance of the property. Comprising of toilet, sink with mixer tap, and bath with overhead electric shower. There is spotlighting, a rear facing opaque window, tiled wall coverings, heated towel rail and tiled flooring.



**Upper Hallway** 10' 3" x 3' 5" (3.12m x 1.05m)

Hallway giving access to Bedroom 1, 2, 3 and attic. There is spotlighting, painted walls, a side facing window and carpet flooring.

**Bedroom 1** 12' 0" x 10' 5" (3.66m x 3.17m)

Excellent sized double Bedroom located at the front of the property with mirrored wardrobes, built-in cupboard space and a Shower Ensuite. Around the room there is one central light fitting, a front facing window, wallpaper and painted wall coverings, one radiator and laminate flooring.

**Ensuite** 6' 4" x 6' 4" (1.94m x 1.93m)

Ensuite Shower Room comprising of toilet, sink with mixer tap, and shower cubicle with mains operated shower. There is spotlighting, a velux window, tile and painted wall coverings and tiled flooring.

**Bedroom 2** 11' 10" x 9' 7" (3.61m x 2.93m)

Double Bedroom located at the rear of the property with one central light fitting, a rear facing window, painted walls, one radiator and laminate flooring. Additionally, there is space around the room for extra storage.

**Bedroom 3** 7' 10" x 9' 11" (2.40m x 3.03m)

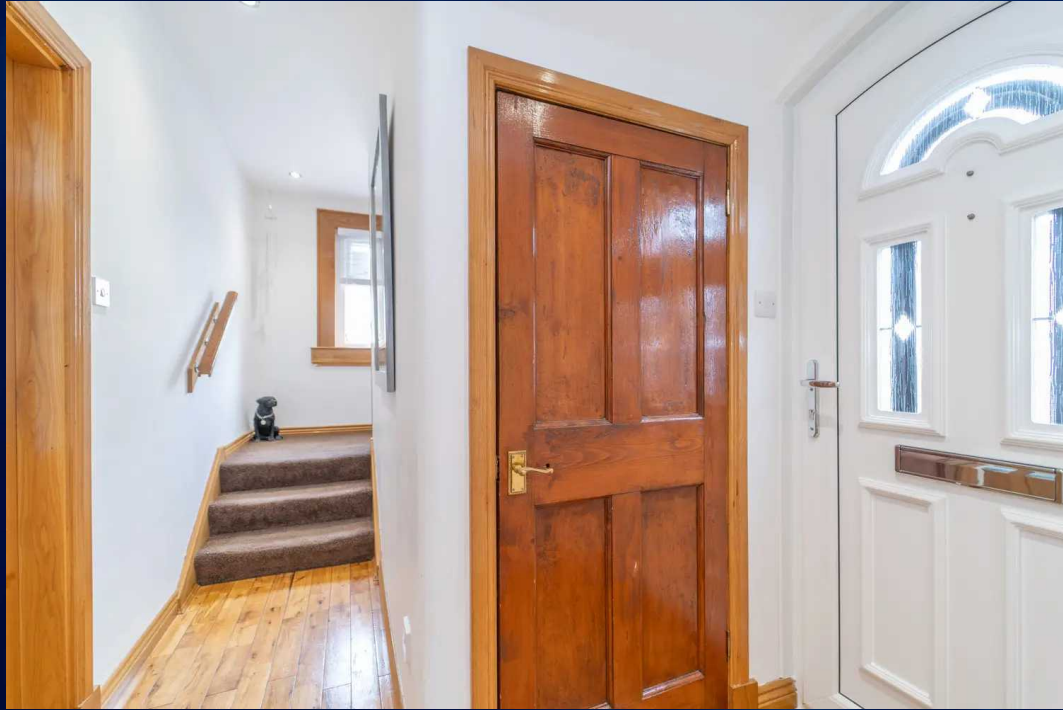
Double Bedroom located at the rear of the property with one central light fitting, wallpapered walls, a rear facing window, one radiator and laminate flooring.

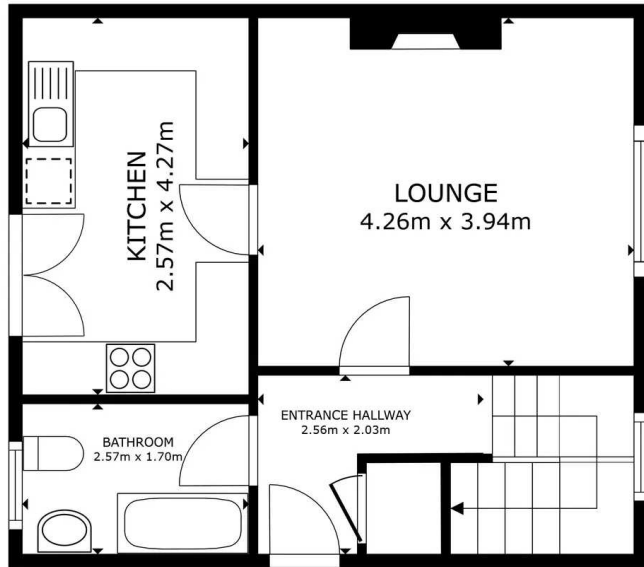
**Garden Room** 19' 1" x 11' 3" (5.82m x 3.42m)

The Garden Room is brilliant for entertaining, family and could be ideal for a business premise. There is spotlighting, sockets, painted walls, two windows, French doors and artificial grass flooring.

**Garage** Located at the top of the rear garden with UPVC door, strip lighting, shelving, worktops and sockets.



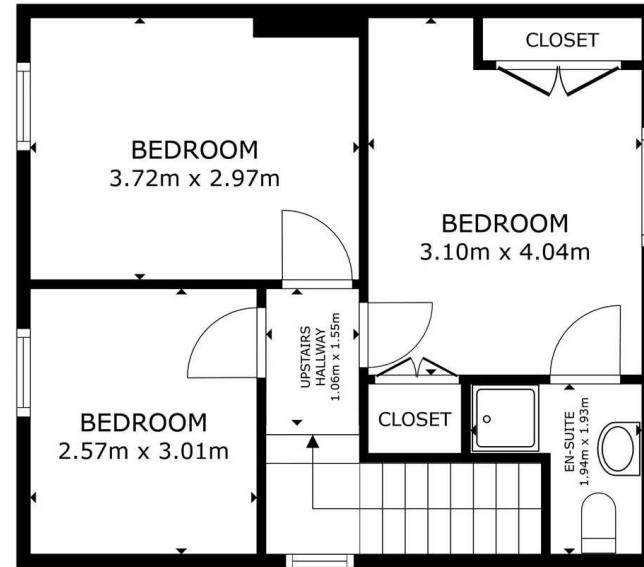




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 42.0 m<sup>2</sup> FLOOR 2 42.0 m<sup>2</sup>  
 TOTAL: 84.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 42.0 m<sup>2</sup> FLOOR 2 42.0 m<sup>2</sup>  
 TOTAL: 84.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.