



32 WALLACE STREET, GRANGEMOUTH, FK3 8BP

TWO BEDROOM SEMI-DETACHED COTTAGE



Grangemouth Tel: 01324 482197

Linlithgow Tel: 01506 847070

www.rgmsolicitors.co.uk

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.

PROPERTY DESCRIPTION: Located in a desirable area, close to the town centre and Zetland Park is this traditional semi-detached, stone built cottage. Access to the property is through a wooden storm door into the entrance vestibule then onto the bright, welcoming hallway with ceiling rose and cornicing.

The recently decorated, spacious lounge has a large feature bay window, wood burner, original ornate cornicing and ceiling rose. The dining room has views to the rear, under stairs area ideal for study/office space and access to the kitchen which offers fitted floor and wall mounted units with integrated electric oven and hob, access is provided to the conservatory which overlooks the rear garden and also onto the rear hallway and downstairs, fully tiled shower room with two piece suite and shower cubicle with mains shower.

On the upper level are the two bedrooms and shower room. Bedroom (1) is a bright and spacious room with feature bay window overlooking the front garden, bedroom (2) again is a spacious double bedroom which overlooks the rear garden and the upstairs shower room which has been recently upgraded includes a two piece white suite, shower cubicle with mains shower, vinyl floor covering and modern feature wall panelling. Practical features include double glazing, gas central heating and recently installed combi boiler.

Gardens:

The front garden is mainly chipped for easy maintenance and there is a substantial driveway leading to the single garage. The substantial rear garden offers a variety of mature trees and shrubs, slabbed patio area, greenhouse and garden shed.



Room sizes:

Lounge:	14'6" x 12'9"
Dining Room	17'9" x 12'11"
Kitchen	13'8" x 9'7"
Conservatory	10'3" x 4'7"
Shower Room	6'1" x 5'10"
Bedroom (1)	15'10" x 11'10"
Bedroom (2)	12'4" x 10'8"
Shower Room	8'6" x 4'11"

PROPERTY FACTS

Home Report Valuation: £140,000

EPC rating: D

Council Tax band: C

Heating: Gas Central Heating

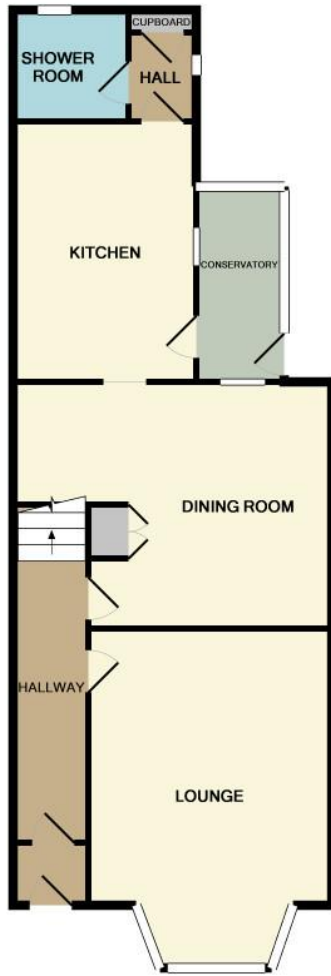
Double glazing: Full

Included in sale: All fitted floor coverings, blinds,
fridge and washing machine.

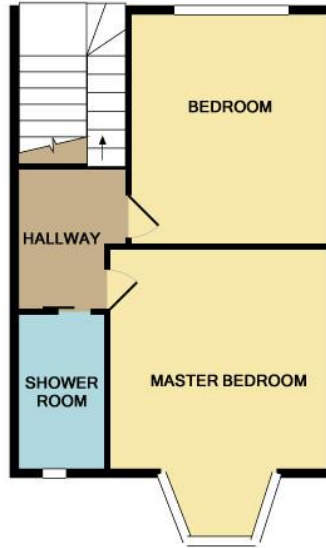
Viewing details: Strictly by appointment. Contact
RGM on 01324 482197.







GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 SQ.M.)

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.

Grangemouth Branch
9 La Porte Precinct, Grangemouth
Stirlingshire, FK3 8AZ

Linlithgow Branch
19/21 High Street, Linlithgow
West Lothian, EH49 7AB