

Grangemouth

22 Portal Road



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Grangemouth
FK3 8SN

Remarkably large lower flat enjoying mature tree-lined open front views. Shared residents' gardens are situated to the front and rear of the property. Unrestricted parking is available to the front of the property.

Access is through a well presented shared entranceway leading thereon to the long private reception hallway which has several useful storage cupboards off. The sunny westerly facing sitting room has access via a glazed door to the front sun balcony. The property has two flexible double bedrooms, both situated off the reception hallway. The accommodation is completed by a generously sized kitchen with further storage and shower room. Further points of interest include gas central heating and double glazing. Although requiring upgrading, this is an excellent opportunity for the first time buyer or buy to let investor to gain a foothold on the market.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £39,995

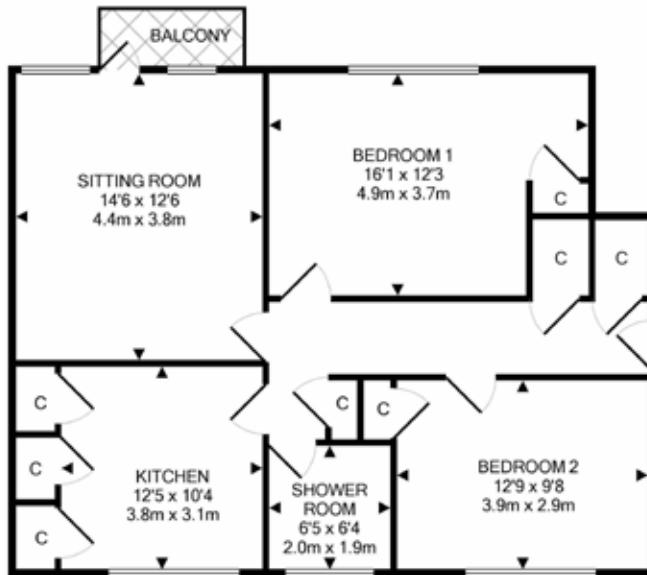
EER Rating

Band C

Property Ref

WW3134

Accommodation layout & measurements



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies in close proximity to both Falkirk Retail Park and Grahamston station which provides main line rail links to the cities of Glasgow and Edinburgh. The surrounding road and motorway network also proves popular with those seeking access to many central Scottish centres of business.

Satellite Navigation: Enter the postcode: FK2 7BY



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