



# GAIR & GIBSON

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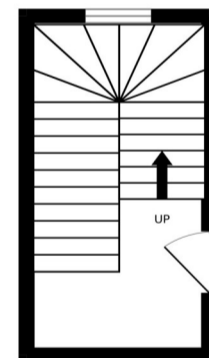
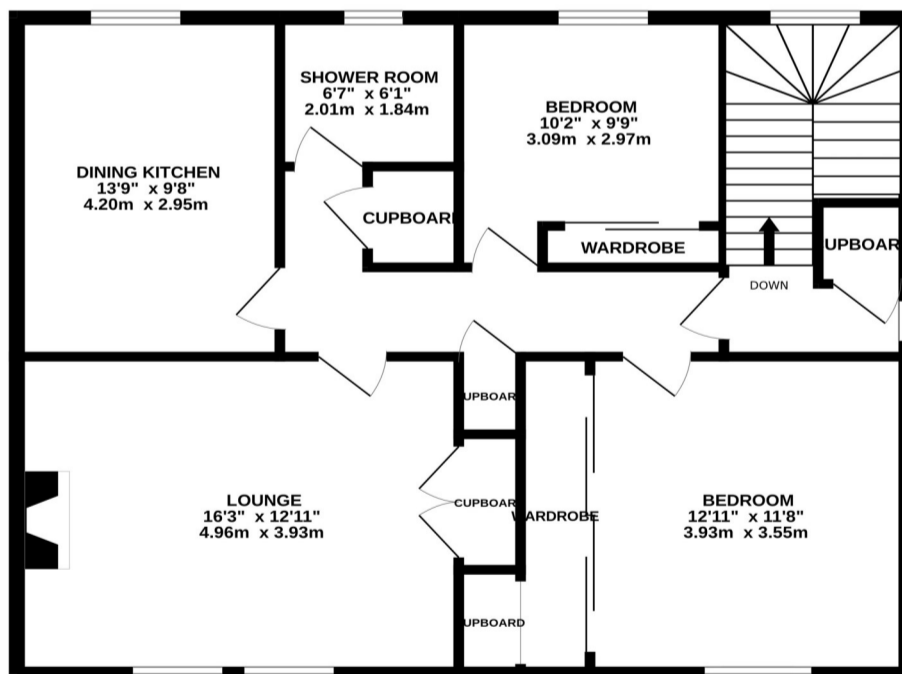


## 24 Letham Terraces, Letham FK2 8QR

Offers Over £87,000

FIRST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

GROUND FLOOR  
93 sq.ft. (8.6 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**For further information or to arrange a viewing please contact  
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## Description

We are pleased to bring to the market the opportunity to purchase this spacious upper flat, with garden and parking to the rear. Located within a semi rural locale on the outskirts of Falkirk, the property is well placed for access to the M9 motorway taking you to Glasgow and Edinburgh, and enjoys beautiful countryside views across the countryside and farmland. This attractive home provides bright, airy accommodation and is a credit to it's current owner. Set within a terrace of similar styled properties, the flat enjoys a peaceful setting, with bus links and primary and secondary schooling nearby. The property comprises: entrance porch/stairs, entrance hall, lounge, modern dining kitchen, 2 double bedrooms (both with wardrobes) and stylish shower room. The property also benefits from double glazing, electric wet central heating, and a newly installed multifuel stove in the lounge. The client is also looking to include some items of furniture within the sale. Externally there are 2 areas of garden ground to the rear, one area has been laid to patio slabs and decorative chips with clothes poles providing outside drying area. The second area has been laid to decking and decorative chips providing ideal seating area, with perimeter fencing, and also includes a timber garage providing storage. There is further space to the rear of the property proving parking for 2 cars. As previously mentioned the property enjoys stunning open views to the front of the property across farmland and countryside towards the Ochil Hills, with views to the rear over the gardens and farmland . Due to the location, style, and size of the property, a high level of interest is anticipated. EPC= F (31) Council Tax Band-A

## Location

The small village of Letham sits on the South bank of the River Forth, nestled adjacent to the M9 motorway, and benefits from a local bus service. The local amenities of shops and primary schooling are in the nearby larger village of Airth. The motorway access at the Bowtrees Roundabout leads to Fife/Edinburgh/The South/Glasgow/etc, and Stirling town centre is around 5 miles away, and Falkirk is much the same. Larbert Station (to Glasgow/Edinburgh/Dunblane/etc.) is located nearby.

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.