



GAIR & GIBSON

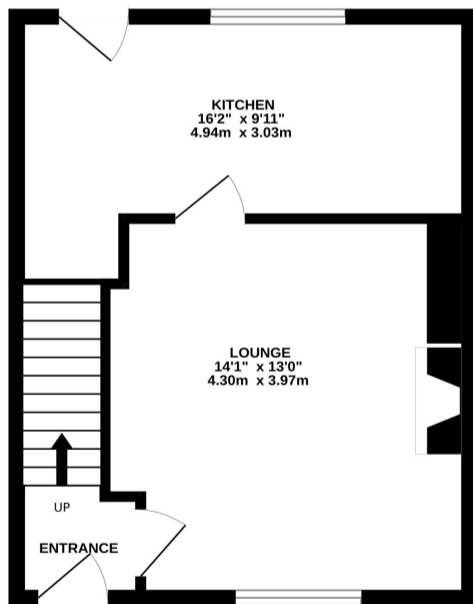
SOLICITORS, NOTARIES & ESTATE AGENTS



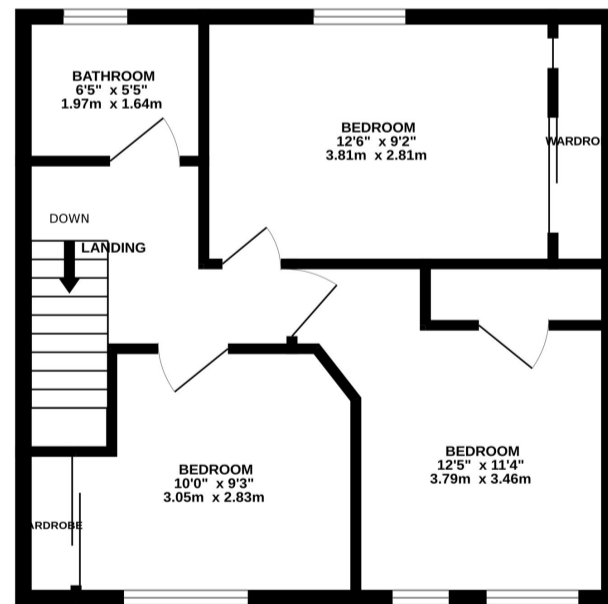
76 Bantaskine Street, Falkirk FK1 5EX

Offers Over £120,000

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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

Located within the popular Bantaskine area of Falkirk is the opportunity to purchase this bright, spacious mid terraced villa. This ideal family home is well placed for access to many excellent town centre amenities including 2 railway stations, Falkirk High and Grahamston stations which are ideally placed for both Edinburgh and Glasgow commuters. This spacious family home is within walking distance to the popular schools of Bantaskine Primary and Falkirk High. The property internally would benefit from upgrading and redecoration, and the accommodation comprises: entrance, lounge and breakfasting kitchen on the lower level. The upper level provides access to 3 double bedrooms and bathroom. There is also a cupboard at the bottom of the stairs, and the upper landing gives access to a loft area, both providing additional storage. The property further benefits from double glazing and gas central heating. Externally there are gardens to rear which have mainly been laid to patio slabs, and has 2 garden sheds providing storage. There are also 2 wooden/wire structures providing open storage space. The rear garden has perimeter fencing, with gate and pathway to side giving access to the front. The area to the front of the property has been laid to patio slabs to provide off street parking. There is also on street parking available within the vicinity of the property. This family home offers bright, spacious accommodation, and we anticipate a high level of interest due to the size, style and location of the property. EPC=C (70) Council Tax Band-B

Location

The town of Falkirk enjoys an interesting historical past and is well placed for the M9/M876 motorways, there are also two railway stations offering connections to Edinburgh, Stirling and Glasgow, along with a regular bus service. The town centre, along with the retail park offers a wide range of shops, bars and restaurants. For the family there are primary and secondary schools, leisure facilities, the Falkirk Wheel, Callendar House and park and the popular Helix, featuring the world famous Kelpies.

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 2)

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