

## 74 Calder Place, Falkirk



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PROPERTY

## 74 Calder Place, Falkirk FK1 2QQ

Delightful, modernised top floor (second) flat. The subjects are set to the rear of the property and provide bright accommodation enjoying wonderful views across the surrounding tree lined countryside. Residents' parking is available within the cul-de-sac to the front of the building.

Access is through a shared entranceway with a secure entry system. Note is drawn to the overall size of the reception hallway which has a large walk-in cloaks/storage cupboard off. All apartments are situated off the reception hallway and include two double sized bedrooms and refitted dining kitchen. The generously sized sitting room has a picture window taking full advantage of the views. Further points of interest include the well-proportioned bathroom which has a white three piece suite and several useful storage cupboards. Very well-maintained and presented with neutral décor, the property can truly be described as walk-in condition. An ideal opportunity for the first time buyer at a competitive price, immediate viewing is highly recommended.



Price : Offers over £39,000 are invited.

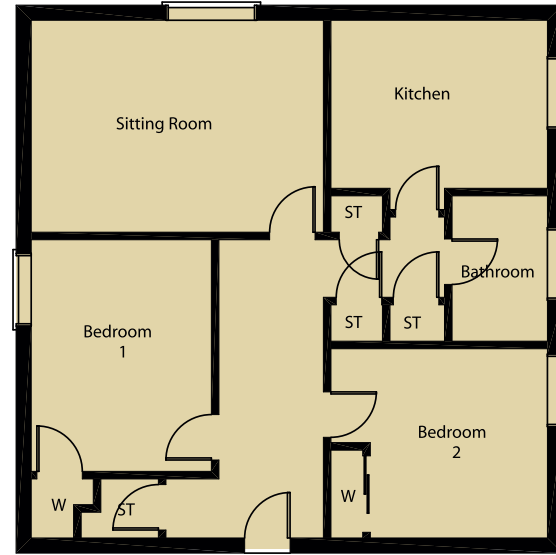
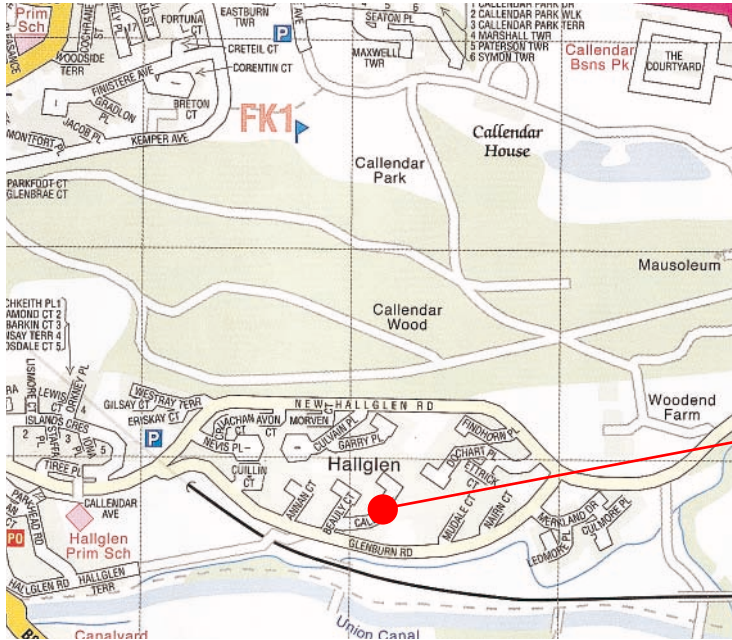
Viewing by appointment please through Clyde Property on 01324 881 777

Date of Entry : Negotiable

Ref no : WP1215



Sitting Room	16'1" x 11'7"	4.9m x 3.5m
Kitchen	11'11" x 9'3"	3.6m x 2.8m
Bedroom One	12'9" x 9'10"	3.9m x 3.0m
Bedroom Two	10'5" x 9'10" (to robes)	3.2m x 3.0m
Bathroom	8'0" x 6'0"	2.4m x 1.8m



### Location

Hallglen to the south of Falkirk town centre offers local convenience shopping and well-regarded primary school. Falkirk town centre provides a wider range of facilities including main line rail links to the cities of Edinburgh and Glasgow from the nearby High station. The surrounding arterial road and motorway network prove popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling and Edinburgh.

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Please Note - 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.

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