



- 3 Bedroom End of Terrace New Build
- High Quality Finishings
- Generous Living Areas
- Downstairs WC & Upstairs Family Bathroom
- Solar Panels, Gas Central Heating & Double Glazing
- NHBC 10 yr guarantee

Alba Property View ...

*Eco-Friendly contemporary homes in
a great location!*

**Glen Crescent, Glen Village, Falkirk,
FK1 2AQ**

Fixed Price £160,000



Alba Property are pleased to present this stylish development of 15 New Build homes in Glen Village, just 1 mile from Falkirk's town centre. These 3 bedroom properties are practical family homes with a convenient layout which will appeal to a wide range of buyers. On the ground floor there is plenty of space for the family to relax in the lounge which leads to a separate kitchen overlooking the rear garden. Garden areas front and back will be turfed and all perimeter fencing is included. The downstairs WC and under-stairs storage cupboard add to the practical features of this home. Upstairs there are three bedrooms, each with fitted wardrobes, further storage and a family bathroom. All bathrooms and kitchens are furnished with high quality fittings and depending on build stage can be chosen by the client from a wide range. Every new home will feature solar panels, double glazing and gas central heating from a modern combi boiler. Externally the modern brick design is complemented by anthracite grey colored windows and doors allowing for a modern street-scene and superb kerb appeal. Each home has two allocated car parking spaces and there are also additional visitor spaces. Please speak with our Sales Agents for plot specific designs.

Accommodation

Entrance

Entrance is via an anthracite color upvc door with glazed side panels allowing for natural light in the hall.

Lounge 16' 9" x 12' 2" (5.1m x 3.7m)

A good sized living area with access to the kitchen and understairs cupboard. Internal doors throughout are oak veneer.

Kitchen 12' 6" x 11' 4" (3.8m x 3.45m)

Kitchen is supplied with a range of modern base and wall units. Sink with mixer tap overlooks back garden. Oven, hob and hood are included. Other appliances are available as an option.





Back Door Utility

The back door opens to the rear garden. There is access to the downstairs WC.

Downstairs WC

With WC and hand-basin.

Bedroom 1 10' 10" x 8' 6" (3.3m x 2.6m)

Master bedroom with views to the rear. Fitted wardrobes.

Bedroom 2 15' 6" x 8' 6" (4.72m x 2.6m)

Fitted Wardrobes with views to the front.

Bedroom 3 10' 2" x 6' 11" (3.1m x 2.1m)

Bedroom 3 has fitted wardrobes .

Hall ,Stairs & Landing

There is a storage cupboard on the first floor.

Family Bathroom 6' 11" x 6' 11" (2.1m x 2.1m)

A modern facility with quality fittings. There is a wet wall around the bath area and an electric shower over the bath. Shower screen is available as an option.

Externally

The garden areas are all landscaped and turfed . Perimeter fencing is included. The rear garden has a gate to the car parking area.



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Glen Village Development

For Sale

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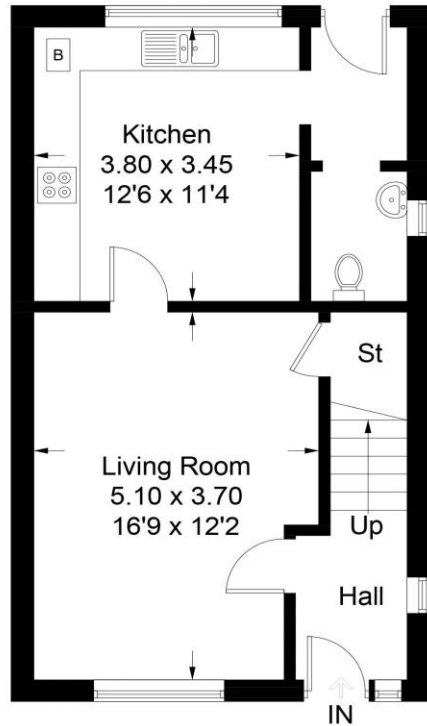
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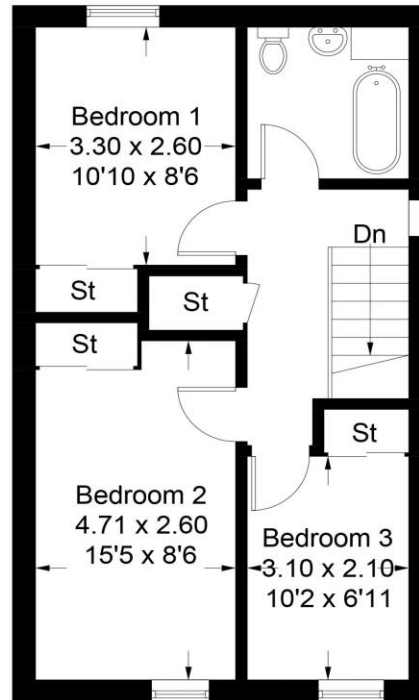
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Glen Village Development

Approximate Gross Internal Area = 88 sq m / 947 sq ft



Ground Floor



First Floor

Extras

Oven, hob and cooker hood included. Kitchen appliances are extra as are floor coverings. Gardens front and back are landscaped / turfed and perimeter fencing is included.

Area

Both Falkirk Town Centre & Central Retail Park are within walking distance and boast a large selection of retail stores, cinema, restaurants, bars and gyms. Falkirk High School & Hallglen Primary School serve the area for educational needs, both with superb reputations. Falkirk High train station is only half a mile away and offers easy access to both Edinburgh and Glasgow. There are also excellent road links to the M9 motorway network, again offering access across the central belt.

Viewing/Offers

Please call Alba Property to arrange a viewing.

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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