



- Maisonette - Move In Ready
- 2 Double Bedrooms with Built In Storage
- Fitted Kitchen & Bathroom
- Bright & Airy Lounge
- Balcony & Ample Parking
- Ideal First Time Purchase or Buy To Let Investment

Alba Property View ...

"Well presented interior and spacious rooms - this property makes a perfect first-time purchase"

45 Cumbrae Drive, Tamfourhill, FK1 4AQ

Offers Over £69,500



Alba Property are delighted to present to the sales market this wonderful two double bedroom maisonette located within the highly desirable Tamfourhill. Perfect placed with walking distance to the canal and Canada Woods, a picturesque countryside with amazing walking, bicycle trails and cafe which serves great food and drink. The property is also just a few miles away from busy Falkirk town. Accommodation is formed over two levels and comprises of on the ground floor entrance hallway with storage, modern fitted kitchen, bright lounge with access to the balcony and on the upper level two double bedrooms with built in storage and bathroom. Externally there are communal gardens and ample off street parking. A fantastic first-time purchase or buy to let opportunity.

Accommodation

Entrance Hallway

The entrance hallway gives access to the kitchen and lounge. Carpeted staircase gives access to the upper landing. Handy storage cupboard.

Lounge 13' 11" x 13' 7" (4.24m x 4.14m)

The elegantly proportioned lounge with window to side allows an abundance of natural light to flood the room. Benefiting from the added bonus of a balcony to enjoy the summer days. Laminate flooring

Kitchen

Modern kitchen fitted with a wide range of white base and wall mounted units and complementing worktops. Crisp white splash back tiling to walls. Great storage cupboard. Window to rear. Laminate flooring.





Upper Landing

The upper landing gives access to the two bedrooms and bathroom. Window allows natural light. Fitted carpet.

Bedroom 1 13' 11" x 10' 5" (4.24m x 3.17m)

Generous double bedroom with built-in wardrobe's and additional storage cupboard. Ample space for free-standing bedroom furniture. Window to side Fitted carpet.

Bedroom 2 13' 8" x 8' 10" (4.16m x 2.69m)

Second double bedroom of great proportions. Built in wardrobe and space for further free-standing furniture. Window to side. Fitted carpet.

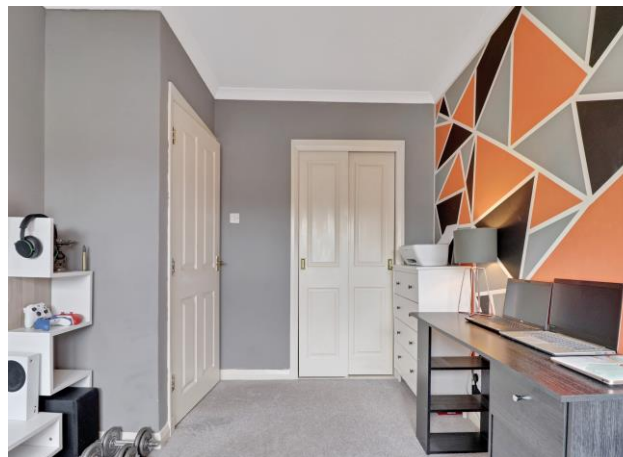
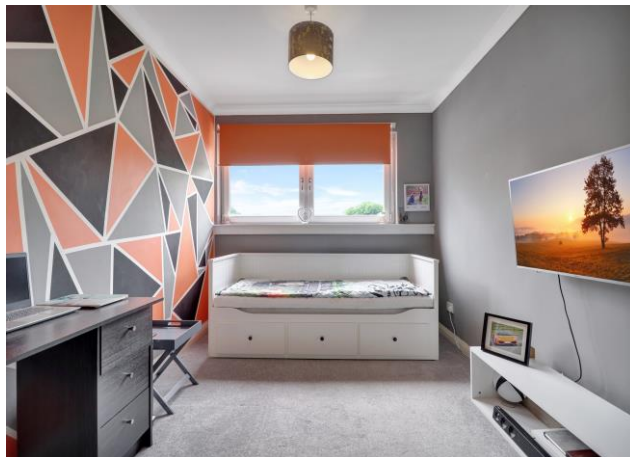


Bathroom 10' 3" x 4' 9" (3.12m x 1.45m)

Completing the accommodation is the bathroom with white three piece suite comprising of w.c, wash hand basin and bath with shower incorporated above. Splash back tiling to walls. Vinyl flooring.

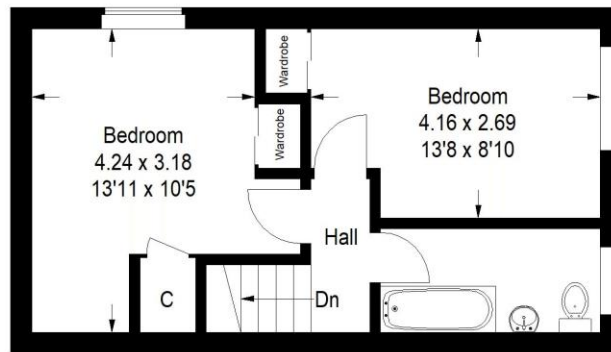
Externally

Externally the property offers a communal garden to the rear and ample off-street parking.

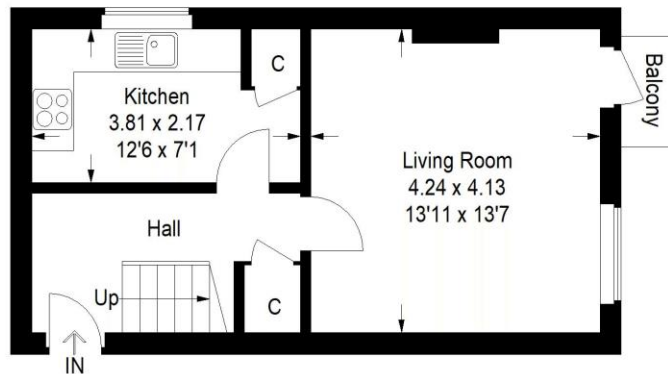


45 Cumbrae Drive, Falkirk

Approximate Gross Internal Area
69.6 sq m / 749 sq ft



First Floor



Ground Floor

Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven and hob. The fridge/freezer, dresser in the kitchen and the sofa are available by a separate negotiation.

Area

Tamfourhill is within easy reach of Falkirk town and offers excellent local amenities, shops, schools, leisure and recreational facilities including the famous Falkirk Wheel, a rotating boat lift connecting the Forth and Clyde Canal with the Union Canal. The train station offers access to Edinburgh and Glasgow within 30 minutes. The nearby town of Falkirk is also home to the popular Helix Park and Kelpies and the Historic Callendar house and park and also has a good variety of shops, bars and restaurants.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

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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