



20 Abbots Road, Grangemouth, FK3 8JP

Fixed £230,000



High Ceilings & Original Features | Open Plan Living / Dining / Kitchen | Abundance of Natural Light.

Gordon Henry and RE/MAX are delighted to present to the market this beautifully presented traditional 3/4 bed family home within a popular residential area of Grangemouth, within walking distance to local shops, schools, park, garden, tennis courts and bicycle pump track.

The accommodation comprises: entrance vestibule to hallway with high ceiling and original corning, front-facing lounge / bedroom with bay window, feature cast-iron fireplace (decorative only) and lovely view towards the local park and tennis courts, lounge with feature fireplace through to open plan kitchen / dining room with two Velux skylights and French doors leading out to the rear garden, integrated double oven, elec hob, breakfast bar and useful store room off the kitchen.

The upper level comprises: 4-piece bathroom with freestanding bath and shower in cubicle, 2 double bedrooms and office / 3rd bedroom. Externally, there is a private enclosed patio area to the rear and mono-blocked driveway to the front.

This excellent family home further benefits from gas central heating and fully upgraded sash and case uPVC double glazing and newly installed inner rock door.

*Additional furniture items available through separation negotiation.

For all enquiries, contact Gordon Henry- RE/MAX Estate Agent on 07919 569 774 / ghenry@remax-scotland.net.

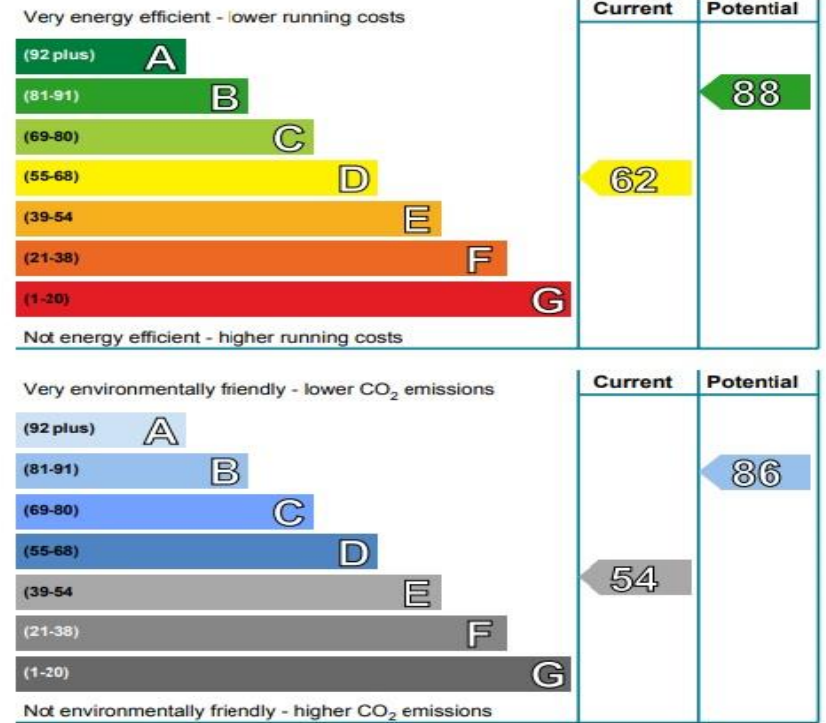
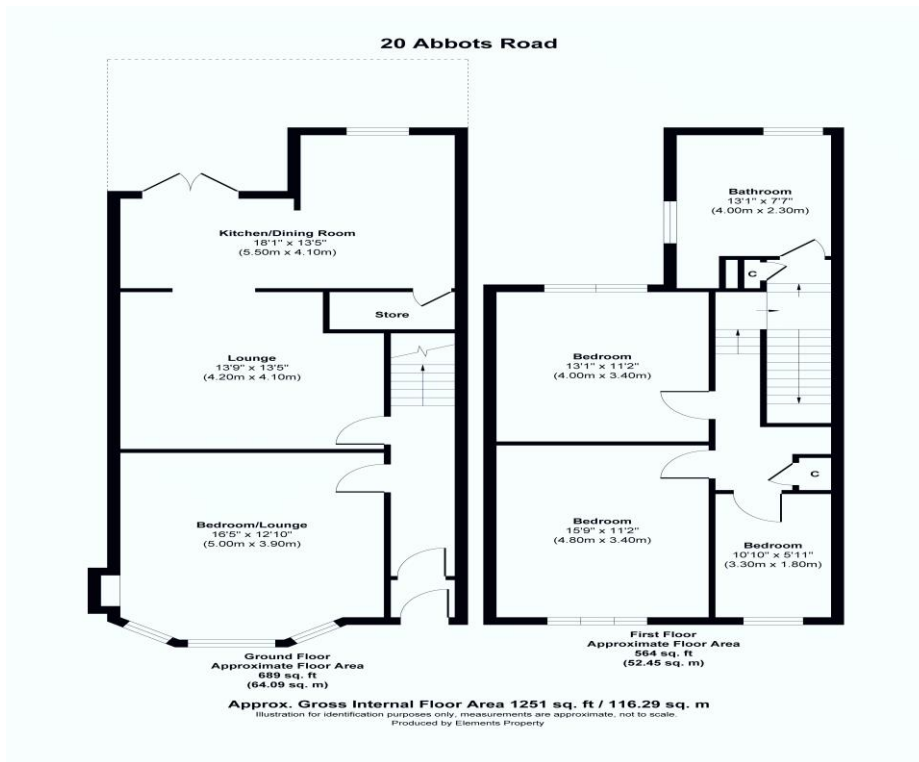
LOCATION

The town of Grangemouth lies on the banks of the Firth of Forth and is conveniently placed for access to the M9 motorway for commuting to major destinations across central Scotland. Local amenities include- primary & secondary schools, shops, cafés, restaurants, supermarkets, health centre, Grangemouth Sports Centre, Zetland Park, Inchyra Hotel & Spa, Falkirk Football Stadium, The Kelpies & Helix Park. There is also a good local bus network and Edinburgh Airport can be reached in around 20 mins by car. Further amenities and services are available in the neighbouring town of Falkirk.



- Well Presented Edwardian 3/4 Bed Family Home within a Popular Residential Area.
- Bright and Spacious Accommodation with High Ceilings and Original Features.
- Front-facing Lounge / Bedroom with Pleasant View Towards the Local Park and Tennis Courts.
- Open Plan Lounge / Dining / Kitchen with Velux Skylights and French Doors to the Rear Garden.
- Upstairs to 2/3 Bedrooms and Bathroom 4-Piece Suite with Freestanding Bath and Shower in Cubicle.
- Gas Central Heating.
- Fully Upgraded Sash and Case uPVC Double Glazing and New Inner Rock Door.
- Private Front Driveway.
- Walking Distance to Local Shops and Schools.
- Good for Commuters with M9 Motorway Connection Close at Hand.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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