

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



7 Compton Road, Grangemouth, FK3 8RD
Offers Over £114,000



Most attractive and modernised mid terraced villa in a popular location close to local amenities. Entrance hall, Lounge/dining room, Stylish kitchen, 2 Double bedrooms, Bathroom. Gas central heating. Gardens to front and rear. Double monoblock driveway to front. Fresh decor throughout. Immaculate presented. Move in condition. Ideal starter home. Good storage accommodation. Buy to let opportunity. EPC - D. Council tax - B. Freehold.

LOCATION

Grangemouth offers a fine range of amenities that will cater for every day needs including nearby access to excellent shopping facilities. In addition, Grangemouth offers schooling at both primary and secondary level. The nearby town of Falkirk offers a wider range of amenities including shopping at the Howgate centre as well as the Callendar Square shopping centre. There are a good selection of bars and restaurants and public transport is available which offers direct access across the central belt with access via bus and train to Glasgow, Edinburgh and Stirling city centres. There are excellent road links to the M9 motorway again offering access to the central belt.

PROPERTY - MID TERRACED VILLA

- Hall
- Lounge/dining room
- Modern kitchen
- 2 Double bedrooms
- Bathroom with shower
- Gas central heating
- Modern decor
- Grey carpets and flooring throughout
- Gardens to front and rear.
- Ideal starter home
- Buy to let opportunity
- Popular area

ACCOMMODATION

Entrance Hall

With door to the lounge/dining room. Door to kitchen. Stairs to upper level. Storage cupboard.

Lounge/dining room 6.40 m x 3.10 m / 21'0" x 10'2"

This is a well proportioned living area. Twin aspect to front and rear.

Kitchen 5.00 m x 2.50 m / 16'5" x 8'2"

The kitchen has been upgraded to a good standard. Door to garden. Rear.

Landing

With doors to bedrooms and bathroom.

Bedroom 1 3.40 m x 3.00 m / 11'2" x 9'10"

A bright and well proportioned double bedroom which benefits from full width built in wardrobes. Further storage cupboard. Front.

Bedroom 2 3.40 m x 3.10 m / 11'2" x 10'2"

The second double bedroom is also of good proportions and benefits from built in wardrobe space. Rear.

Bathroom 2.40 m x 1.80 m / 7'10" x 5'11"

Fitted with a white suite incorporating a shower set over the bath. Rear.

Garden

There is a good sized area of garden ground to the front and rear. The front garden has mainly be given over for parking. The larger rear garden comprises an area of lawn and is enclosed by hedging and fencing, offering a safe environment for pets and children.

Parking

There is a double monoblock driveway to the front of the property.

OFF STREET PARKING

The front garden has been laid in monoblock offering off street parking.

HEATING

Gas central heating.

GLAZING

Single glazing.

EXTRAS

All the carpets and blinds are included in the sale price.

HOME REPORT

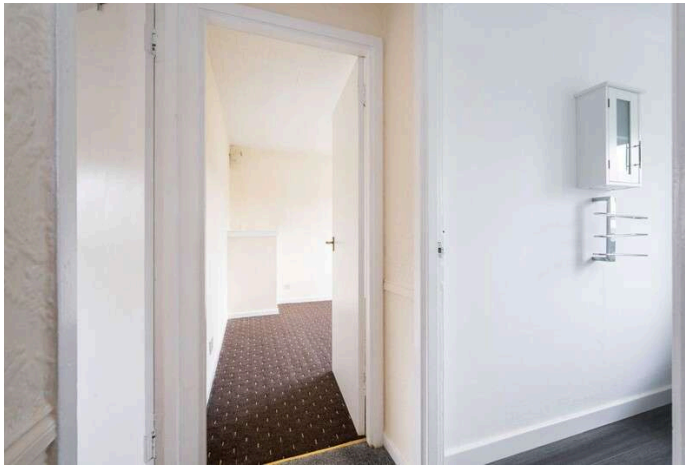
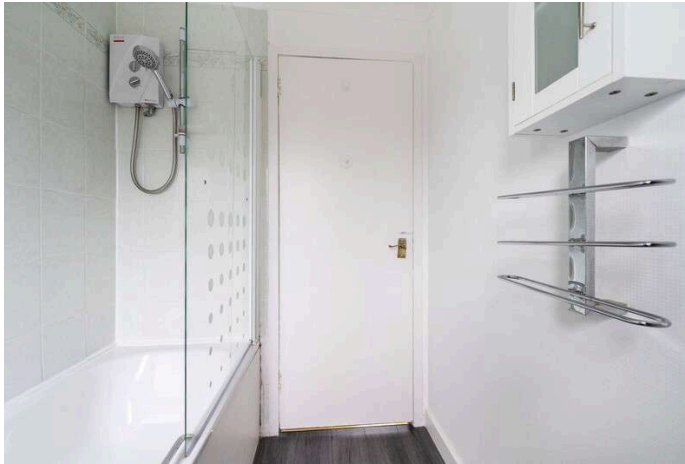
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/Guarantees Given***













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

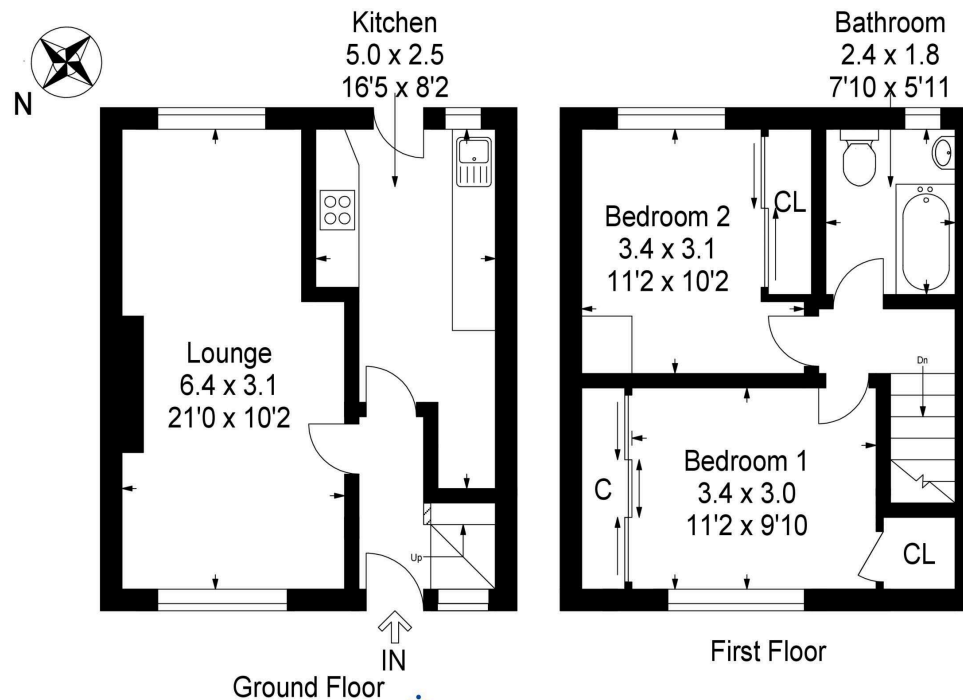
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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