

# 54 Garry Place Grangemouth, FK3 0HX



This three bedroom main door ground floor flat boasts good sized rooms, excellent storage and well-tended front & rear gardens.

With a light neutral décor throughout the property comprises of a handy vestibule , reception hall, bright spacious lounge with french doors overlooking the rear garden, excellent sized dining/kitchen, three bedrooms and contemporary shower room with crisp white suite and complimentary tiles. The property benefits from Double Glazing and Newly Installed Electric Central Heating.

Externally there are fully enclosed gardens to front and rear. Rear garden has a chipped area, paved patio and lawn area, storage cupboard for garden tools. Front garden is paved with a chipped border.

Grangemouth has a wealth of amenities most within walking distance from the property and sports centre with swimming pool. Schooling again within walking distance and for the commuters' easy access to the M9 motorway and links to motorway networks through the central belt of Scotland. Easy access to the bus links to the neighbouring town of Falkirk.

**VIEWING IS HIGHLY RECOMMENDED**

**Offers Around  
£68,000**

**Ref No.  
NPGP66881**



#### Outer Hallway

Access via UPVC doorway, ceramic tiled flooring, radiator, window to side, telephone point and power points, glazed door into inner hallway.

#### Inner Hallway

Access to lounge, kitchen, three bedrooms and family shower room. Laminate flooring, radiator, shelved storage cupboard and additional spacious storage cupboard.

#### Lounge

**15' 5 x 11' (5.53m x 3.12m x 2.26m)**

The lounge has French doors leading to the rear garden giving lots of light. Radiator, TV point, telephone point and power points. Flooring is laminate.

#### Dining Kitchen

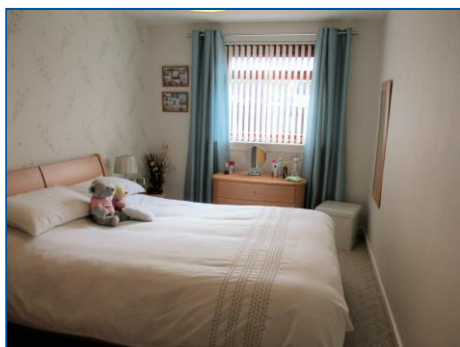
**13' 9 x 9' 7 (4.19m x 2.91m)**

Fitted with wall and base units, stainless steel sink and drainer. Flooring is laminate. Electric cooker, fridge freezer, washing machine and dishwasher will be left as a gesture of goodwill.

#### Master bedroom

**13' 1 x 8' 6 (4m x 2.58m)**

Spacious double bedroom with window to the rear. Built in wardrobe with shelf and hanging rail. Radiator and carpeted flooring.



#### Bedroom Two

**13' 1 x 8' 6 (4m x 2.58m)**

Another spacious double bedroom with window to the rear. Built in wardrobe with shelf and hanging rail. Radiator and carpeted flooring.

#### Bedroom Three

**9' 8 x 7' 7 (2.94m x 2.32m)**

Bedroom three faces the front of the property and has a TV point, radiator and laminate flooring.

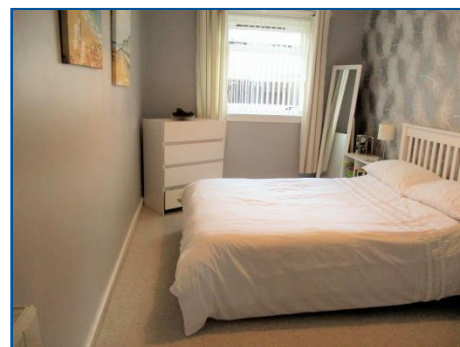
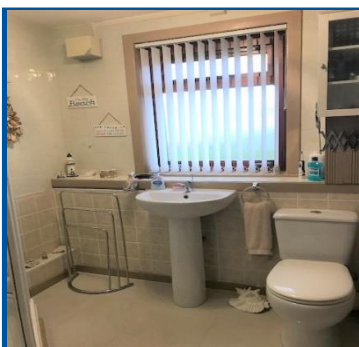
#### Shower Room

Two piece white suite comprising WC, wash hand basin, separate shower enclosure with electric shower. Fan heater and extractor fan, ceramic tiled flooring and window to front.

#### Other

Externally there are fully enclosed gardens to front and rear. Rear garden has a chipped area, paved patio and lawn area, storage cupboard for garden tools. Front garden is paved with a chipped border.

## VIEWING IS HIGHLY RECOMMENDED



Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

#### OFFERS

All offers should be submitted to:

**Newman Properties**

**32 -34 King Street**

**Bathgate**

**EH48 1AX**

**Telephone 01506 635800, Fax 01506 657465**

#### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

#### THINKING OF SELLING?

To arrange your  
**FREE MARKET VALUATION,**  
simply call  
**Newman Properties**  
on 01506 635800.

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