Watt Gardens, Camelon, Falkirk, FK1

Offers Over £59,000

northwood

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Spacious Three Bedroom Flat in a Popular Location in Camelon.

Internally the Property Comprises of Spacious Lounge, Dining sized Kitchen, Three Double Bedrooms and Shower Room. Rear Garden and Shared Drying Area. Perfectly Located for Camelon Train Station and Falkirk High School.

The Property is Warmed by Electric Heating and Double Glazed.

The flat is perfect for the commuter with fast frequent train services from nearby Camelon, Falkirk Grahamston and Falkirk High to the major commercial and business centres of Edinburgh, Glasgow and Stirling. Adjacent access from Falkirk to the Central Scotland motorway network allows for easy travel throughout the Central Region and on to the rest of the UK.

EPC Rating C
Council Tax Band A

Entrance Hallway

Welcoming Entrance Hallway with access to All Rooms, Large Storage Cupboard.

Lounge 14'10" x 11'11" (4.52m x 3.63m)

Large Lounge with Two Double Glazed Windows. Decorated in Neutral Tones with Carpeted Flooring and Electric Feature Fireplace.

Kitchen 11'5" x 10'7" (3.48m x 3.23m)

Modern Dining Sized Kitchen with a range of Wall And Base Units. Partially Tiled Walls and Linoleum Flooring. Large Storage Cupboard.

Master Bedroom 12'8" x 11'5" (3.86m x 3.48m)
Master Double Bedroom with Large Cupboard. Carpeted Flooring.

Bedroom 2 11'2" x 10'6" (3.40m x 3.20m)
Second Double Bedroom with Carpeted Flooring.

Bedroom 3 10'7" x 10'1" (3.23m x 3.07m)
Third Double Bedroom with Storage Cupboard.

Shower Room
Electric Shower, WC and Wash Hand Basin.

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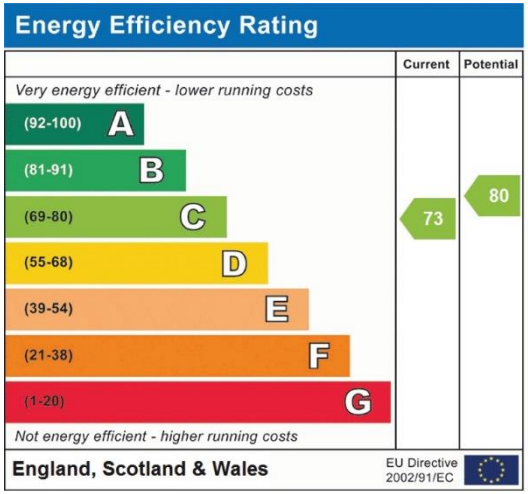

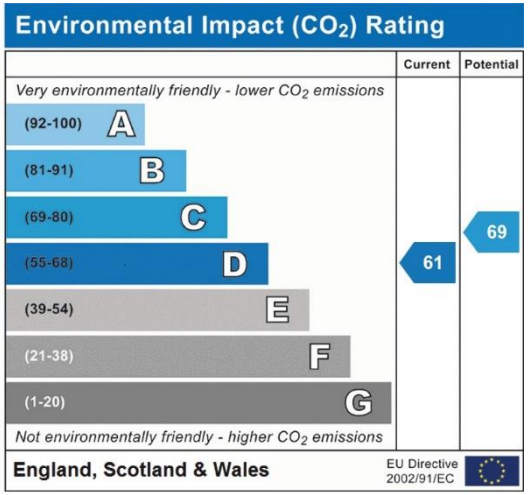

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft

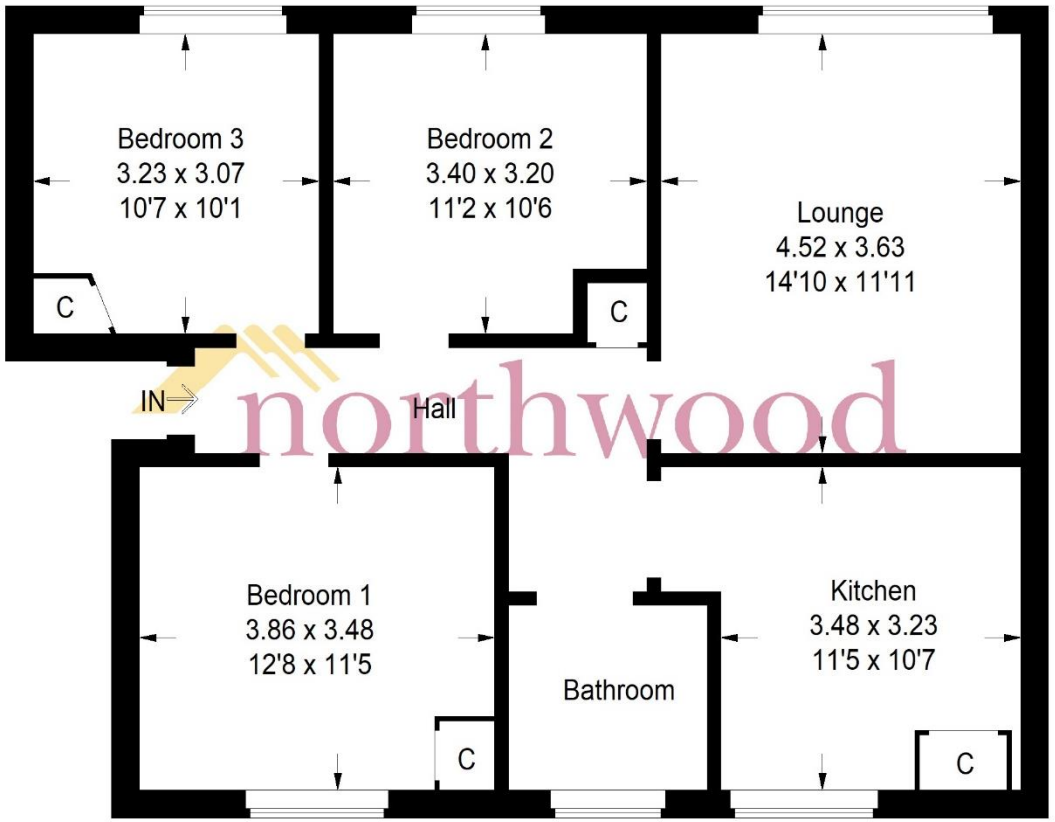

Illustration for identification purposes only, measurements are approximate, not to scale.
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DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

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