



Solicitors
Estate Agents

Sneddon
& Son SSC

Fixed Price
£95,000

3 Slamannan Road,
Avonbridge, Falkirk.



£10,000 OFF HOME REPORT VALUATION

- ❖ Semi Detached Bungalow
- ❖ Reception Hall
- ❖ Lounge
- ❖ Kitchen
- ❖ Shower Room
- ❖ 2 Double Bedrooms
- ❖ Electric Central Heating
- ❖ Double Glazing
- ❖ Gardens
- ❖ Home Report Available

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3 SLAMANNAN ROAD, AVONBRIDGE, FALKIRK, FK1 2LW.

Good sized two bedroom semi detached bungalow in a quiet residential area. Comprises reception hall, lounge, kitchen, 2 double bedrooms and shower room. Fully enclosed garden to the rear with fish pond and decking. The property benefits from electric central heating and double glazing.

The Avonbridge offers a local shop and primary school. The nearby town of Falkirk offers a range of amenities to meet most requirements. The village of Avonbridge lies approx. 5 miles from the M9 and 8 miles from the M8 giving access to, Stirling, Edinburgh and Glasgow and the surrounding areas. Recreational needs also well catered for locally with good walking and horse-riding facilities close by.

ACCOMMODATION

RECEPTION HALL

Entered via a part glazed security door, the reception hall has doors leading to the bedrooms and a glazed door to the lounge. Fitted carpet. Radiator. Power points. Smoke alarm.

LOUNGE

4.76m x 3.55m (15'7 x 11'8)



This good sized lounge has windows to the front and rear. Fireplace with an electric fire. Fitted carpet. Two radiators. Telephone and power points.

Glazed door to the kitchen.



KITCHEN

3.47m x 2.25m (11'5max x 7'4max)



The kitchen has base and wall units with contrasting worktops and tiled splashback. Electric fan assisted oven and ceramic hob. Stainless steel sink with drainer. Vinyl flooring. Power points. Fifteen pane glazed door to rear hallway. Window to the rear.

BEDROOM ONE

4.12m x 3.14m (13'6 x 10'4)



Good sized double bedroom has a window to the front. Fitted wardrobes. Fitted carpet. Radiator. Television aerial, telephone and power points.

BEDROOM TWO

3.40m x 3.10m (11'2max x 10'2max)

The second bedroom has a window to the side. Fitted carpet. Radiator. Two built-in storage cupboards. Power points.

REAR HALL

Doors leading to the shower room and two large walk-in cupboards (one with plumbing for an automatic washing machine). Part glazed security door to the rear garden.

SHOWER ROOM

The shower room comprises a white suite including a double shower cubicle with mixer shower. A vanity unit with wash hand basin and a W.C. Tiled floor. Extractor fan. Opaque window to the side.

GARDENS



To the front of the property there is a grass area bordered with shrubs. The fully enclosed rear garden has a grassed area with decking and a fish pond with water feature.

EXTRAS

All fitted kitchen appliances, blinds, light fittings and fitted floor coverings are included in the sale.

VIEWING

By appointment on 01506 821144.

Sneddon & Son, S.S.C., for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our **FREE VALUATION service - call our Property Department on 01506 821144 for a no obligation appraisal of your property.**