

1-4-SALE



KENMUIR STREET, CAMELON, FALKIRK, FALKIRK, FK1 4LX

OFFERS OVER £90,000





Spacious three bedroom semi detached home with driveway & garden, nestled in a quiet area of Camelon, just 5 minutes from Falkirk Town Centre. The property boasts gas central heating, uPVC double glazing and neutral decor throughout.

ENTRANCE HALL

15' 10" x 3' 8" (4.85m x 1.13m) (to widest points)

Spacious hallway with stairs leading to the first floor and access to the lounge, kitchen & bathroom. Neutral decor and laminate flooring throughout.

LOUNGE

13' 8" x 12' 7" (4.18m x 3.86m) (to widest points)

Neutrally decorated with laminate flooring, double glazed window to front elevation and gas feature fireplace.

KITCHEN/BREAKFAST ROOM

14' 0" x 8' 9" (4.29m x 2.68m) (to widest points)

Large breakfasting kitchen with a range of wall & base units. Freestanding cooker & space for white goods. Double glazed uPVC window overlooking rear garden

BATHROOM

6' 7" x 3' 10" (2.016m x 1.18m)

Fully tiled bathroom with white ceramic three piece suite comprising pedestal wash hand basin, low level WC and bath with electric shower over.

BEDROOM ONE

12' 11" x 14' 1" (3.95m x 4.31m) (to widest points)



Spacious double room with built in mirrored wardrobes & storage cupboard. Laminate flooring and uPVC double glazed window

BEDROOM TWO

11' 5" x 10' 0" (3.5m x 3.06m) Carpeted double room with neutral decor, storage cupboard and uPVC double glazed window.

BEDROOM THREE

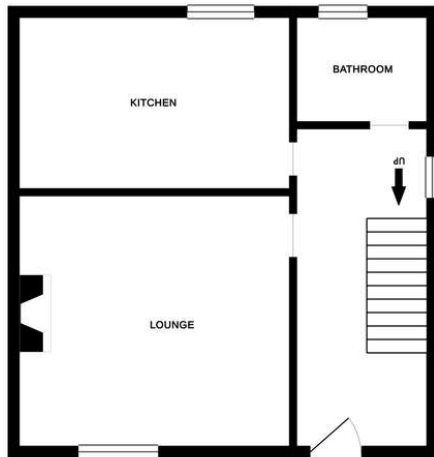
8' 4" x 10' 9" (2.55m x 3.3m) (to widest points) Carpeted bedroom with neutral decor, uPVC double glazed window and cupboard housing the boiler.

EXTERNAL AREAS

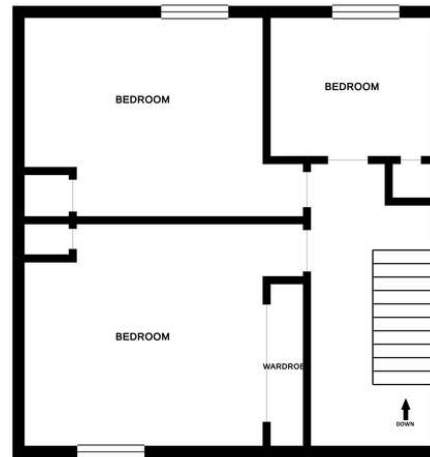
Front, side & rear gardens with driveway and large shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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