



O'MALLEY
PROPERTY

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26 Brown Crescent
Falkirk, FK2 9FG

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Description

O'Malley Property are pleased to present to the market this well proportioned two bedroom terraced home, ideally located within Brown Crescent, Falkirk.

Upon entering the property, you are welcomed into a spacious vestibule which creates a great first impression and provides access into the main living area, and the upper level of the property. The bright and comfortable living room offers an inviting space for everyday relaxation and entertaining. From the living room, there is access through to the kitchen, which is fitted with a range of wall and base units along with ample worktop space. The kitchen leads on to a separate utility room, which incorporates a convenient downstairs W/C, which offers additional storage, and provides access out to the rear garden.

The upper level of the property comprises two spacious bedrooms, both of which benefit from built in storage, providing practical and organised living space. Completing the first floor is the family bathroom, fitted with a three piece suite including a bath, wash hand basin and W/C.

Externally, the property benefits from a great sized, fully fenced rear garden, providing a private outdoor space to enjoy. To the front, residents' parking is available directly outside the property, adding to the overall convenience of this home.



“Spacious Property”

Location

Falkirk is a well connected and popular town, offering a wide range of local amenities including shops, supermarkets, cafes, leisure facilities and well regarded schools. The town benefits from excellent transport links, with Falkirk High and Falkirk Grahamston train stations providing regular services to both Edinburgh and Glasgow, making it ideal for commuters. Surrounded by scenic countryside and well known attractions such as the Falkirk Wheel and nearby canal walks, the area offers a great balance of town living with easy access to outdoor spaces.

Living Room

13'1" x 11'0"

Kitchen

10'5" x 10'5"

Utility

7'4" x 5'6"

Master Bedroom

13'1" x 9'8"

Bedroom 2

13'1" x 9'7"

Bathroom

9'6" x 6'6"

Home Report

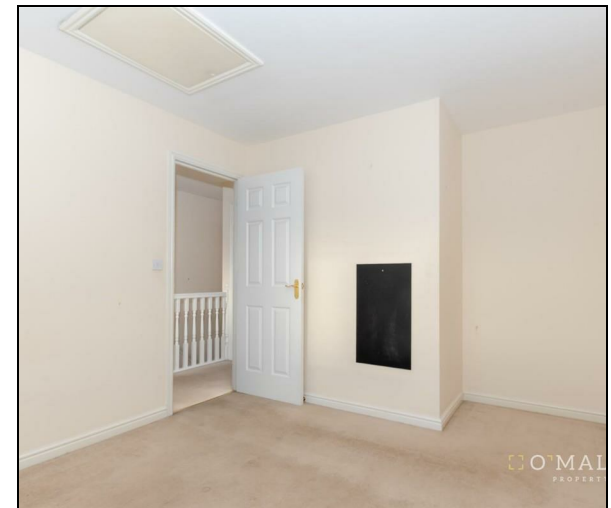
The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale.

Property Misdescriptions Act 1991

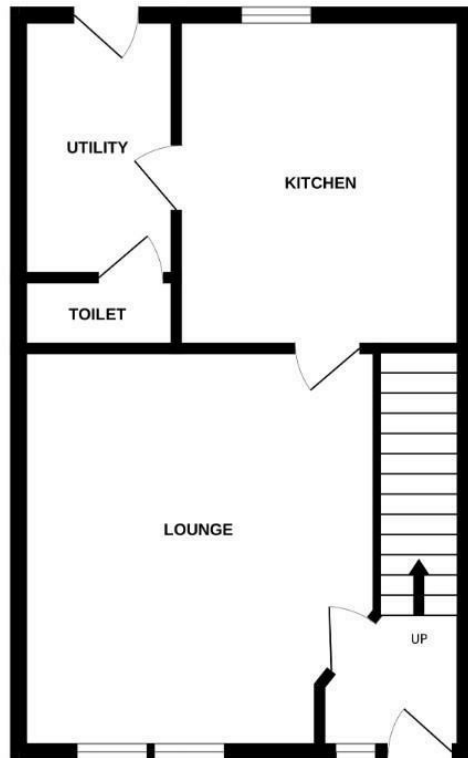
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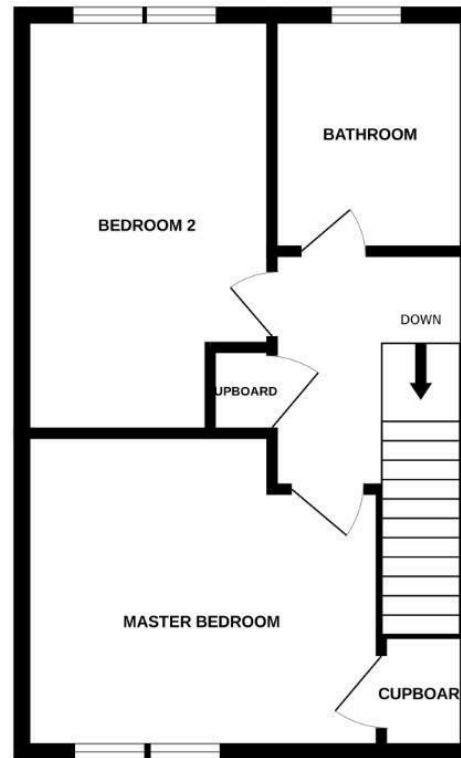
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GROUND FLOOR



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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