

Fleming Gardens, Camelon, FK1

Offers Over £45,000



Fleming Gardens, Camelon

Roll up your sleeves! This is a real opportunity for someone looking for a redecoration project. Ground floor flat in Camelon. This house is perfectly placed with all of the facilities of Falkirk available. Well positioned for local primary and secondary schools.

The accommodation consists of lounge, two bedrooms, kitchen and family bathroom. Shared back garden with drying area. The flat is in need of some redecoration as reflected in the exceptional value. Fully double glazed and warmed by electric heating.

Conveniently situated between Glasgow and Edinburgh, Falkirk has a justifiable reputation as a modern and exciting town with all of the leisure and shopping facilities you would expect to find in a town of its importance.

EPC E
Council Tax Band A



Entrance Hallway

Long welcoming entrance hallway with access to all rooms. One large storage cupboard.

Lounge 13'10" x 12'4" (4.22m x 3.76m)

Large lounge with double glazed windows offering lots of natural light. Electric feature fire and carpeted flooring.

Kitchen 13'0" x 7'0" (3.96m x 2.13m)

Well appointed kitchen with a range of wall and base units. Vinyl flooring and large window overlooking the shared garden.



Bathroom

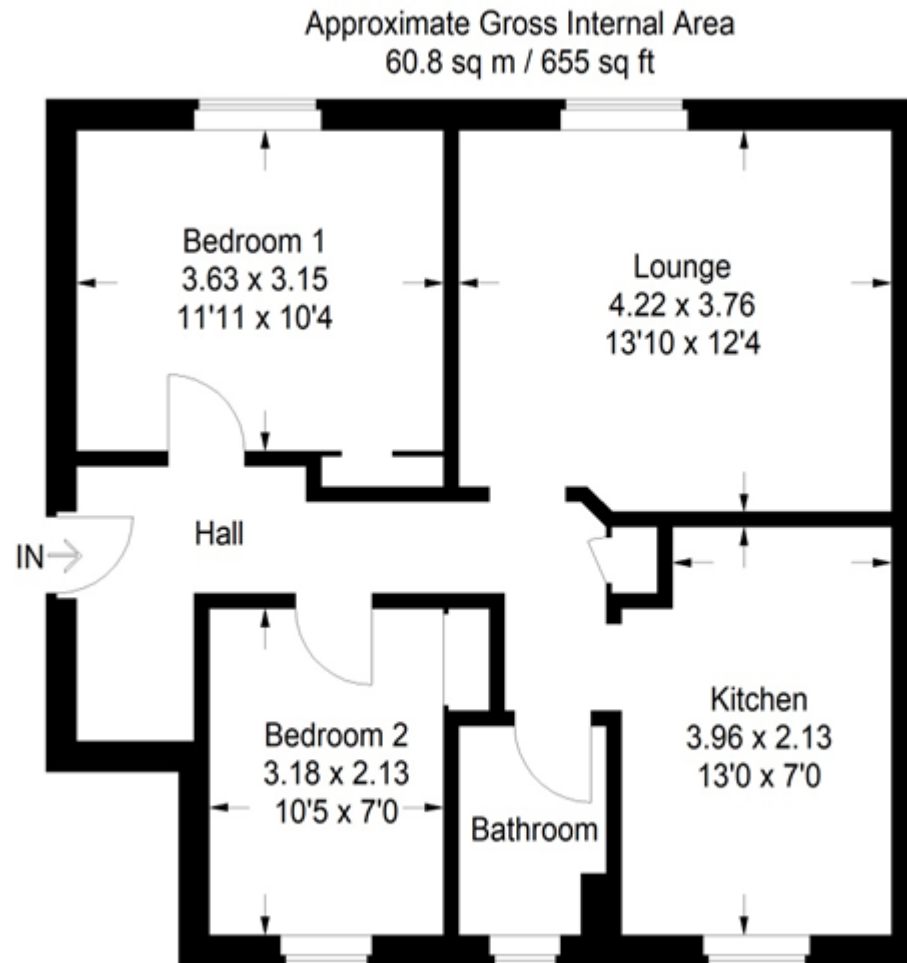
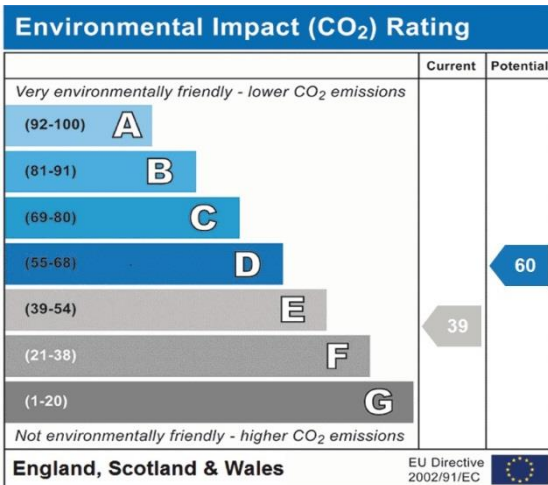
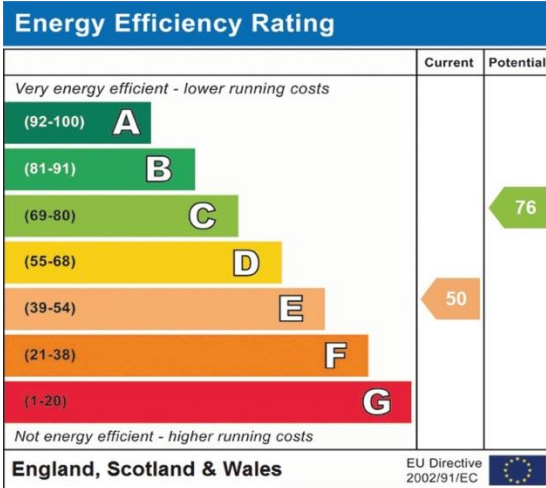
Family bathroom with shower over bath, WC and wash hand basin. Fully tiled walls and vinyl flooring.

Bedroom 1 11'11" x 10'04" (3.63m x 3.15m)

Large double bedroom with double glazed window. Double storage cupboard. Carpet flooring.

Bedroom 2 10'5" x 7'0" (3.18m x 2.13m)

Double bedroom with large storage cupboard. Double glazed window offering plenty of natural light. Carpet flooring.



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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.