



26 Ward Avenue

Falkirk FK2 9UL

Offers Over £139,995

Caesar & Howie
Solicitors & Estate Agents



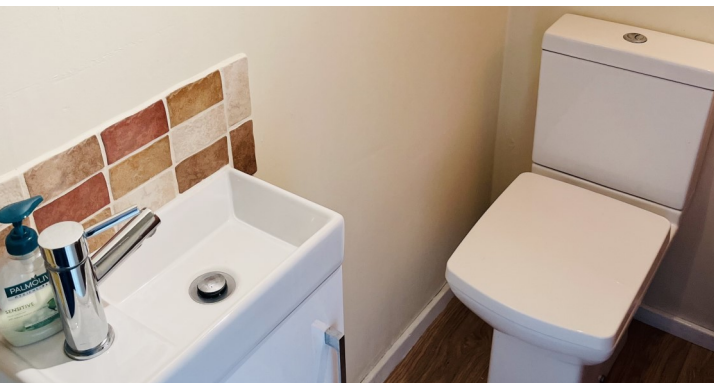
26 Ward Avenue

Redding, Falkirk FK2 9UL

A superb family home is offered from this well proportioned three bedroom semi detached villa. Set within a well established and popular residential location, the property boasts generous accommodation, a downstairs W.C. and ample off street parking. There is also plentiful garden ground to the front, side and rear. It is ideally located within easy reach of all local amenities, shops, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain.

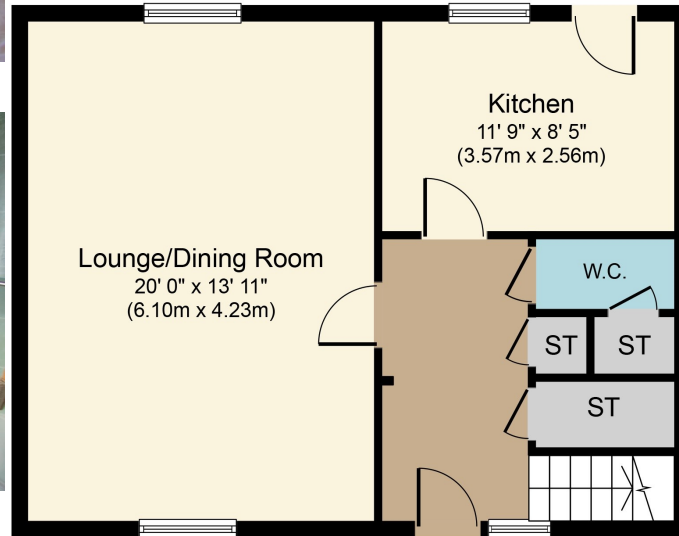
- **Entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen & Downstairs W.C.**
- **Three Bedrooms**
- **Bathroom**
- **Gardens & Driveway**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: D**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

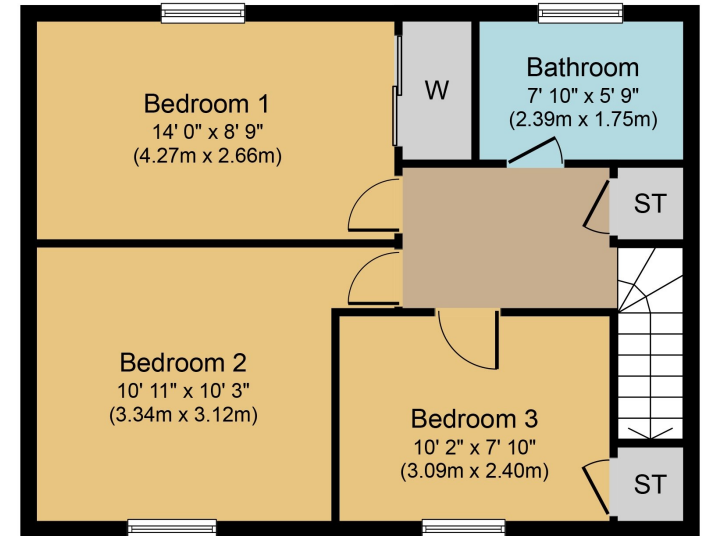


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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