



35 Comely Place

Falkirk FK1 1QG

Offers Over £69,999

**Caesar & Howie**  
*Solicitors & Estate Agents*



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This is a superb opportunity to purchase a well presented one bedroom upper flat. The property boasts a modern open plan kitchen/lounge, a well appointed bathroom with separate shower and generous bedroom. It also benefits from shared gardens and ample parking available nearby. Situated within the heart of Falkirk town centre, it is within easy reach of all local amenities, shopping and schooling at all levels. Excellent road and rail links to both Edinburgh, Glasgow and beyond, 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 involved.

- **Entrance vestibule**
- **Open plan lounge/dining/kitchen**
- **Double Bedroom**
- **Bathroom with separate shower**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: C**

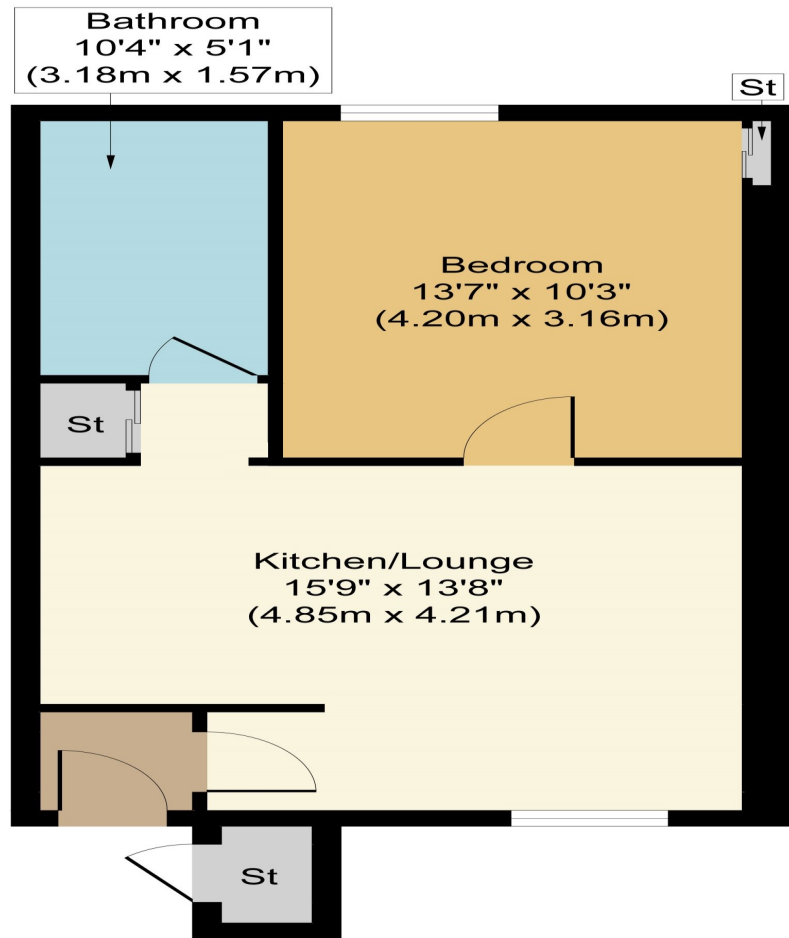
Extras: All floor coverings, curtains and light fittings. Washing machine and fridge/freezer. No warranties/guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)



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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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