



40 Maggie Wood's Loan

Falkirk FK1 5HR

Offers Over £89,500

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this well presented, two bedroom top floor maisonette flat. The property has been completely modernised throughout and boasts spacious living accommodation, generously proportioned bedrooms and ample storage. It further benefits from plentiful on street parking available nearby. It is ideally located within the heart of Falkirk town centre and is within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it perfect 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 hallway**
- **Spacious lounge/dining room**
- **Modern kitchen**
- **Two double bedrooms**
- **Bathroom**
- **Ample storage**
- **Council Tax Band: A**
- **Energy Efficiency Rating: F**

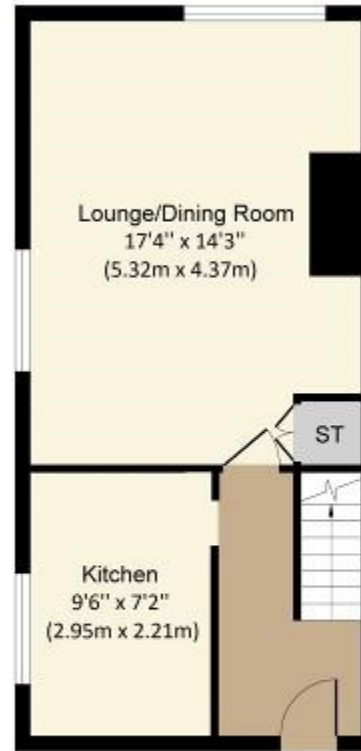
Extras: All floor coverings, blinds and curtains.

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

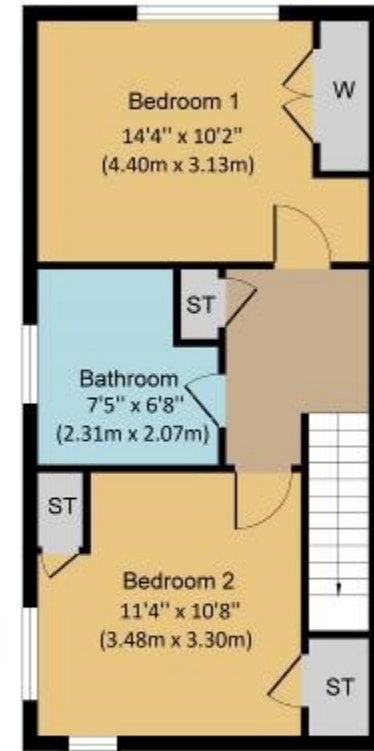


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Ground Floor



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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