



Douglas Hall Cottage

Falkirk Road, Avonbridge, FK1 2LU

Offers Over £249,999

Caesar & Howie

Solicitors & Estate Agents



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This is a rare opportunity to purchase a spacious three bedroom bungalow which is situated on a sizeable plot within a semi rural location. The property has potential for further expansion and boasts well presented accommodation throughout, a modern kitchen and shower room, ample built in storage and a generous double garage. Externally there are beautifully mature wrap around gardens with a large chipped driveway and excellent open views. Early/flexible entry is available with no onward buying chain involved. Early viewing is highly recommended to fully appreciate this property and it's position.

- **Entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen**
- **Three bedrooms**
- **Modern shower room**
- **Extensive gardens**
- **DG & oil central heating**
- **Council Tax Band: D**
- **Energy Efficiency Rating: D**

Extras: All floor coverings, blinds, curtains and light fittings. Greenhouse in garden.

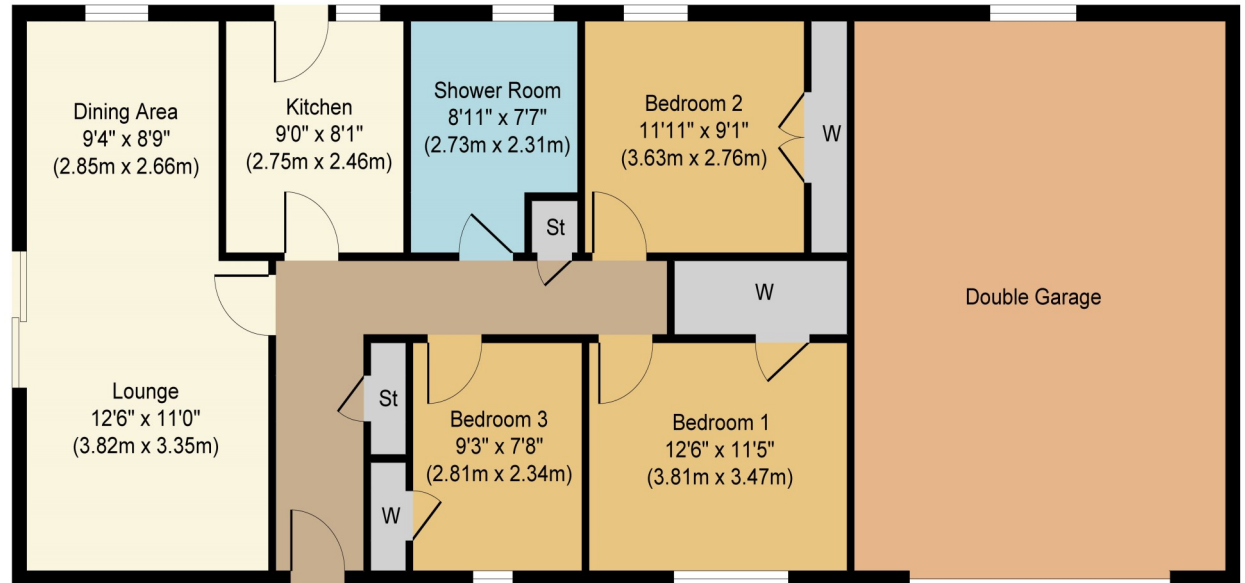
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk





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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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