



12 Sandyloan Crescent

Falkirk FK2 9NG

Offers Over £255,000

**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 four bedroom detached villa. The generous property is situated at the end of a quiet cul-de-sac, which is within an established and highly sought after residential location. It boasts a flexible layout with ample living space and four generously proportioned bedrooms. It further benefits from a single garage, driveway and ample garden ground to the front and rear. It is ideally located within easy reach of all local amenities, 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 its position. Early/flexible entry is available with no onward buying chain involved.

- Entrance hallway
- Spacious lounge & dining room
- Kitchen
- Four bedrooms
- Bathroom & W.C.
- Gardens, driveway & parking
- GCH & DG
- Council Tax Band: E
- Energy Efficiency Rating: Band C

Extras: All floor coverings, blinds and light fittings and white goods. No warranties/guarantees will be provided.

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

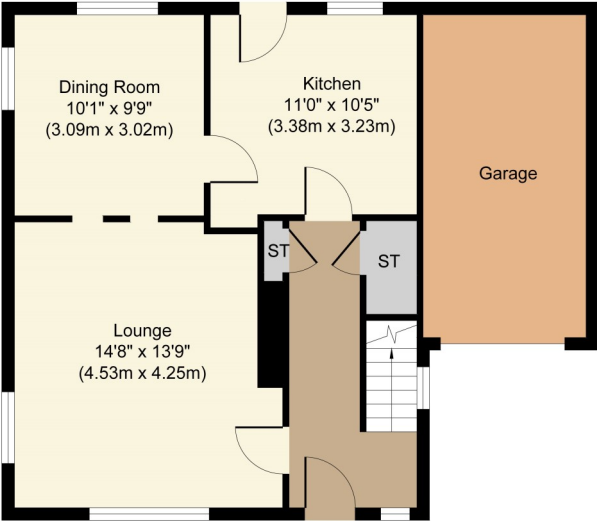




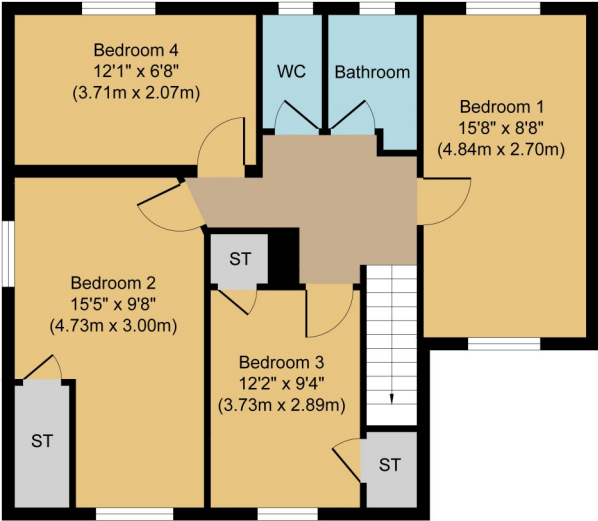
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Ground Floor



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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