
40 Craigbank Road
Avonbridge
Falkirk FK 1 2NP
Offers Over £109,500
Caesar & Howie
Solicitors & Estate Agents







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Situated within a desirable semi-rural setting in the village of Avonbridge, this beautifully presented two-bedroom mid-terraced villa has recently undergone renovation, offering stylish and modern accommodation throughout. The property further benefits from well maintained garden ground to the front and rear, and ample on street parking is available nearby. Enjoying the perfect balance of peaceful village surroundings whilst remaining conveniently placed for access to local amenities, this attractive property offers an excellent opportunity for a variety of buyers. Early/flexible entry is available.

- **Entrance Hallway**
- **Lounge/Diner**
- **Modern Kitchen**
- **Two Bedrooms**
- **Bathroom**
- **Gardens & On Street Parking**
- **GCH & electric heating**
- **Council Tax Band: A**
- **Energy Effieciency Rating: C**
- **Floor area: 66 m2**

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









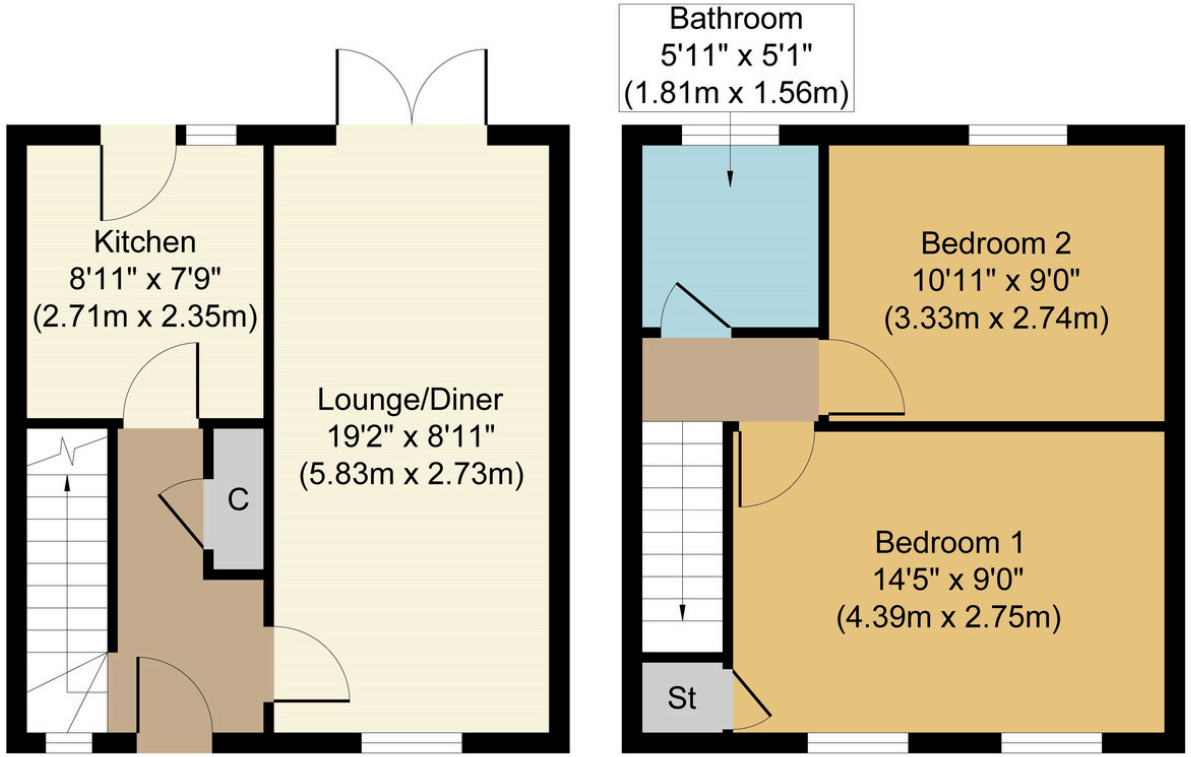
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Ground Floor **First Floor**

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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