



Flat 4, 14 Bellsmeadow Road, Falkirk
OFFERS OVER £124,000



Flat 4

14 Bellsmeadow Road, Falkirk

Modern two-bedroom, two-bathroom flat near Falkirk town centre with open-plan living, en-suite, storage, private parking, and lovely views. Ideal for comfortable, convenient living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Hallway

16' 8" x 3' 6" (5.08m x 1.06m)

A spacious and welcoming hallway with two very large storage cupboards, one of which provides convenient walk-through access to the lounge, kitchen/diner, two bedrooms and the bathroom. The hallway features attractive laminate flooring, a radiator, modern spot lighting and an entry security system conveniently positioned on the wall. Overall, it is a bright, practical and well-presented entrance to the home.

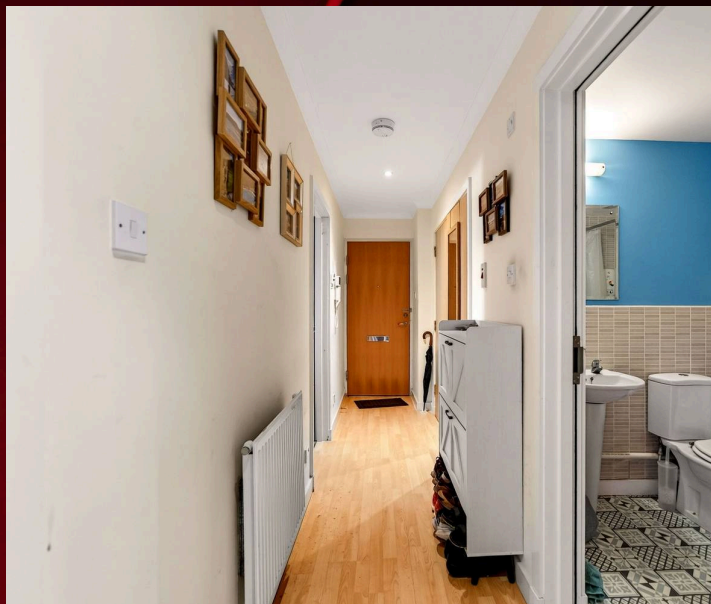
Kitchen Area

This bright and airy open-plan room seamlessly combines the kitchen, lounge and dining areas, creating a spacious and sociable living environment. The kitchen is well equipped with a freestanding dishwasher, washing machine and fridge freezer, all of which are being gifted by the owner. It features a stylish stainless-steel bowl-style double sink with mixer tap, a gas hob, electric extractor and oven, along with useful space for a dining table and chairs. Large windows allow plenty of natural light into the room, enhancing the sense of space and making it a welcoming area for both everyday living and entertaining.

Bedroom One

13' 2" x 8' 10" (4.01m x 2.68m)

A spacious primary bedroom offering a comfortable and inviting space, with direct access to a private en-suite bathroom. The room benefits from carpet flooring, a large rear-facing window allowing plenty of natural light, and useful space for hanging clothes. A central ceiling light and radiator complete this bright and practical bedroom.





Bedroom Two

14' 9" x 8' 0" (4.49m x 2.45m)

A good-sized second double bedroom offering a bright and comfortable space. The room benefits from a front-facing window, allowing plenty of natural light, along with useful space for hanging clothes. Finished with carpet flooring, a central ceiling light and radiator, this is a well-proportioned and practical bedroom.

Family Bathroom

10' 1" x 6' 2" (3.07m x 1.89m)

A good size bathroom featuring a full-size bath with an electric shower over, WC and wash basin with splashback tiling. The room is finished with practical vinyl flooring and benefits from a central ceiling light, extractor fan, wall-mounted mirror and heated towel rail, creating a bright, functional and comfortable space.

Lounge/Diner/Kitchen

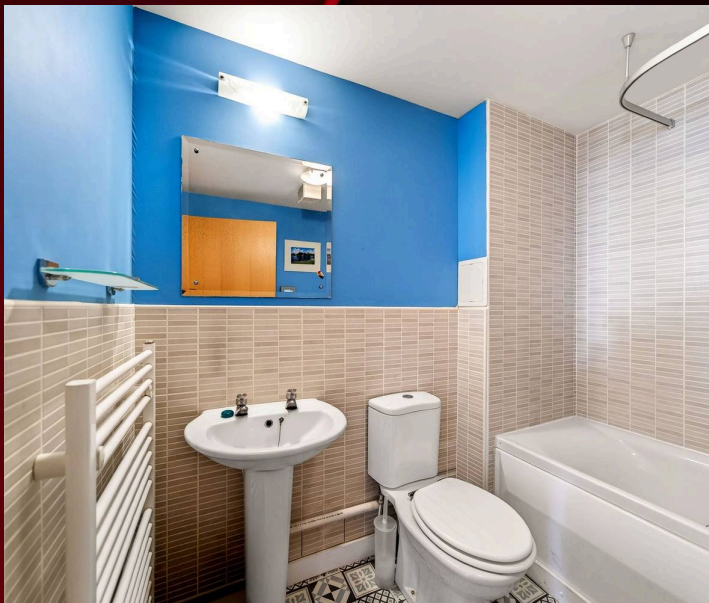
15' 3" x 14' 10" (4.65m x 4.52m)

A large and spacious open-plan living area offering a versatile and welcoming space for both relaxing and entertaining. The room seamlessly connects with the kitchen and dining areas and benefits from two large windows, allowing plenty of natural light to fill the space. Finished with laminate flooring, ceiling spotlights, radiators and fresh, modern décor, there is ample room for a range of freestanding furniture, making this a bright and comfortable heart of the home.

En Suite

6' 2" x 6' 0" (1.87m x 1.83m)

A handy en-suite shower room conveniently located off the primary bedroom. The room features a walk-in shower cubicle with a glass door and mains-fed shower, along with a WC and wash basin with splashback tiling. A rear opaque window provides natural light and privacy, while a heated towel rail, central ceiling light and wall-mounted mirror complete this practical and modern space.

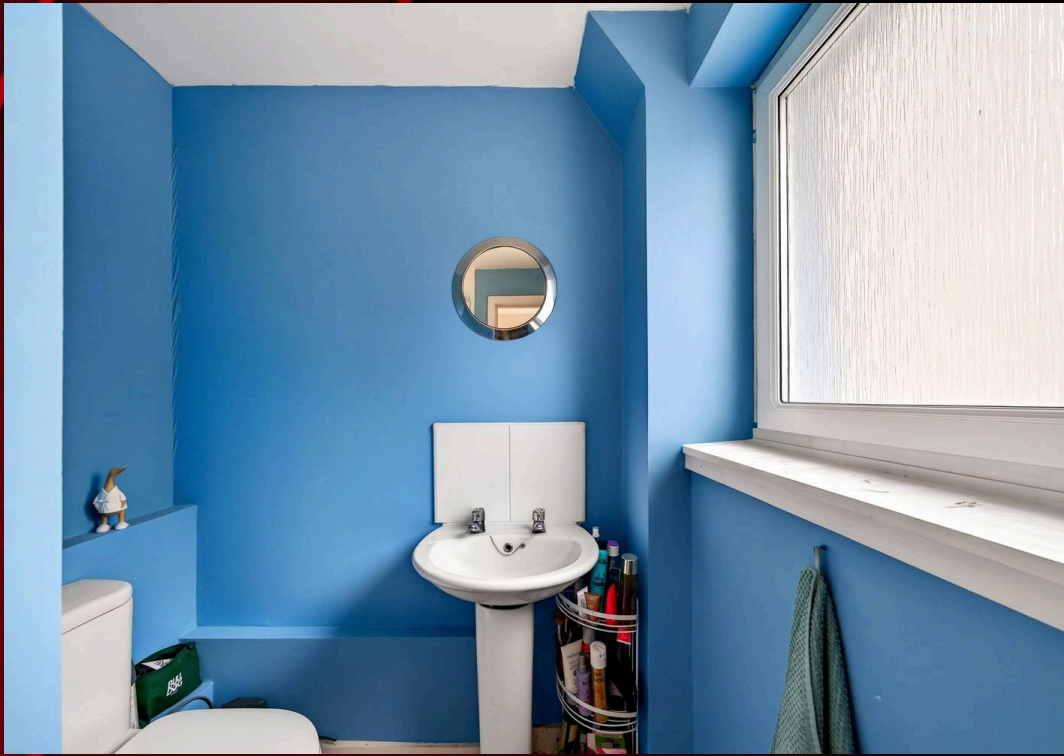


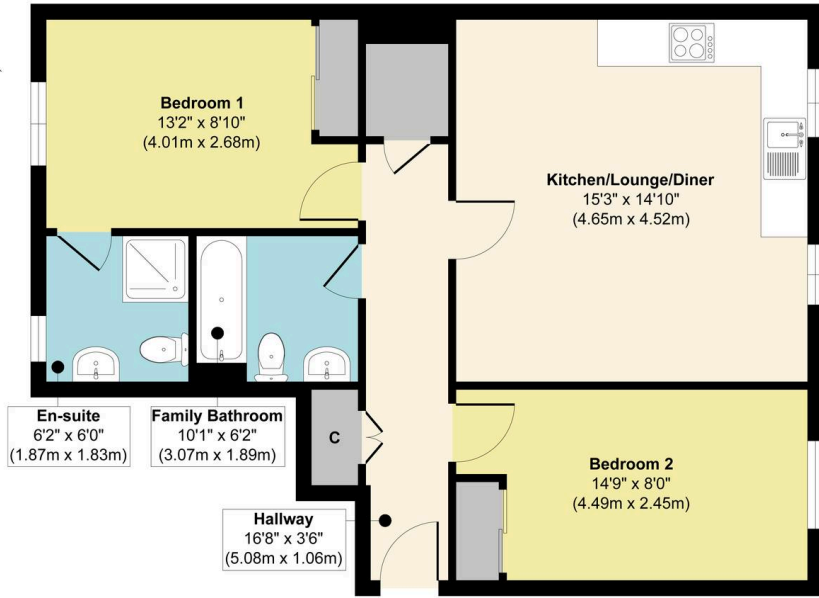


OFF STREET

1 Parking Space

The property benefits from a dedicated allocated parking space, along with additional visitor parking, conveniently situated to the rear of the building. The parking area provides easy access to the property, offering added convenience for both residents and their guests.





First Floor

Approx. Gross Internal Floor Area 655 sq. ft / 60.86 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

