



45 Abbotsford Street, Falkirk, FK2 7QJ

Beautifully Presented & Spacious, Two-Bedroom, Upper Villa with Garden & Driveway

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Property Description

Located in a well-established residential area to the north of Falkirk town centre, this beautifully maintained and spacious upper villa offers stylish accommodation, modern finishes, and excellent outdoor space. Positioned beside a shared green, the property benefits from a peaceful setting while remaining close to local amenities and transport links.

Comprises an entrance and stairway, a hallway, a living room, a flexible dining/office, a kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, with contemporary flooring, lighting and decor. In addition, there is gas central heating, double glazing and good storage, including an extensive loft space.

Externally, the property boasts a private driveway continuing from the front to the rear garden plot, which includes a good-sized storage shed, a lawn and a paved patio.

A welcoming private entrance opens to a carpeted staircase, leading to the main hallway, which provides access to all rooms. To the front, a bright and generously sized living room features a contemporary electric fireplace with a solid wood surround, a modern light fitting, and carpeted flooring. The room flows seamlessly into a versatile study or dining area, complete with a built-in cupboard offering additional storage.

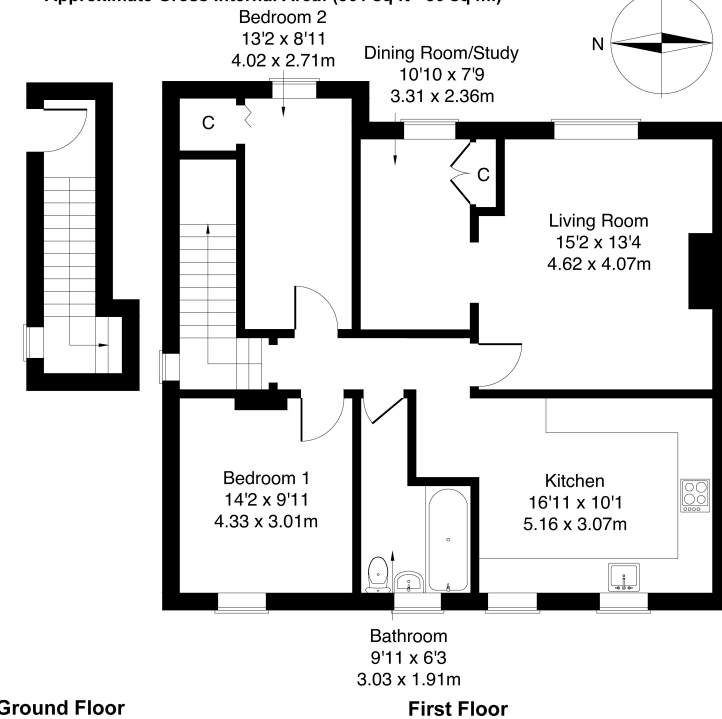
To the rear, a contemporary kitchen is designed with sleek units, marble-effect worktops, panelled splashbacks, and an integrated 5-ring gas hob and a double eye-level oven. A freestanding washing machine and fridge/freezer are also included.

The property boasts two well-proportioned double bedrooms, both neutrally decorated and carpeted. The main bedroom includes an open storage press and a freestanding wardrobe, while the second features a built-in wardrobe. A modern three-piece bathroom suite completes the accommodation, featuring a shower-over-bath, tiled splash areas, and a ladder-style radiator.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Falkirk is perfectly positioned in Scotland's central belt, making it a popular location for commuters. The town boasts excellent amenities, including a vibrant town centre and Falkirk Retail Park, which features a variety of popular high street brands. Residents benefit from a wide selection of restaurants, cafes, medical facilities, and education at all levels. Falkirk is also a hub for tourism, home

to the world-renowned Kelpies and Falkirk Wheel, as well as historical attractions like Callendar House and Park and the remnants of the Antonine Wall. Outstanding transport links include the M9 and M876 motorways, two railway stations, and frequent bus services, providing easy access to Edinburgh, Glasgow, and the wider central Scotland region.





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