



## 4 Laurie Gardens, Falkirk. FK2 0GY

**£325,000**

- 4 bedroom detached villa with integral garage positioned on corner plot within small private cul-de-sac
- Excellent condition
- Energy efficient electric heat pump central heating system recently installed plus electric car charging point
- Excellent sized rooms throughout
- Ground floor W.C and first floor family bathroom plus master en-suite
- 4 double bedrooms all with fitted wardrobes and master offering en-suite
- Secluded corner plot with landscaped rear garden offering feature raised deck
- Ideally located for local amenities, Braes High School and Polmont Train Station
- Edinburgh and Glasgow accessible by road and rail within 30 minutes

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