



17 Simpson Drive, Maddiston, Falkirk. FK2 0LS

£72,000

- 2 bedroom ground floor flat
- Requires internal modernisation
- Gas central heating & double glazing
- New front door installed 2023 and new roof approximately 10 years ago
- Excellent sized rooms throughout

- Large front garden with potential to create a driveway
- Large rear garden including a garden shed
- Ideally located for local amenities, schools and Polmont Train Station which is only a 5 minute drive
- Edinburgh and Glasgow accessible by road and rail within 30 minutes