



## 40 Kings Road, Grangemouth, Falkirk. FK3 9AR

**£215,000**

- 4 bedroom terraced villa with large rear extension
- Excellent condition and includes gas central heating and double glazing
- Excellent sized rooms throughout with perfect balance of living space and bedrooms
- Feature open plan kitchen, dining family room with bi-fold doors to the rear garden
- Ground floor shower room plus W.C and first floor master bathroom
- 4 double bedrooms with master offering feature balcony doors over looking the garden plus a master bathroom
- Large south west facing rear garden with 2 outbuildings ideal as gym, office or general entertaining space
- Private drive to the front with space for 2 cars and private road to the rear
- Ideally located for local amenities, schools, shops, leisure and recreational facilities

Edinburgh and Glasgow accessible within 30 minutes

Larbert  
1 South Broomage Avenue, Larbert, FK5  
3LD



01324 552211  
enquiries@homesforyou.uk