



## 68 Alyth Drive, Polmont, Falkirk, FK2 0YW

Well Presented, One Bedroom, Ground Floor Flat.

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# Property Description

Well presented, one-bedroom, ground floor flat. Located in a quiet residential development in Polmont, by Falkirk.

Comprises an entrance vestibule, living room, kitchen, double bedroom and a shower room.

Features include uPVC double glazing, electric heating, a fitted kitchen with appliances, integrated storage space, and TV and telephone points.

Externally, the property benefits from a private patio set within a shared, south facing rear garden, with an allocated parking space in the resident's car park to the front.

The entrance vestibule opens into the front facing, bright and well-proportioned living room which has wood-effect flooring, storage cupboard and window affording plentiful natural light.

Set to the rear, the kitchen is fitted with contemporary wall and base units, stone effect worktops, tiled splashbacks and a composite sink. Appliances include an electric cooker, fridge and washing machine.

The double bedroom is also to the rear of the flat, with laminate flooring, a built-in wardrobe, and space for freestanding bedroom furniture.

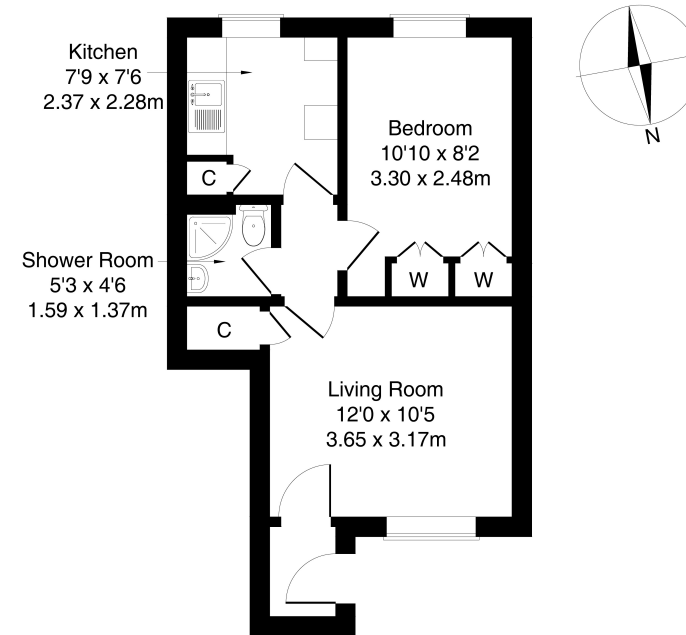
Completing the accommodation, and set internally off the inner hall, the shower room is fitted with a modern white two-piece suite with an electric shower, tiled splashbacks and a chromed ladder radiator.

A 360 Virtual Tour is available online.



**68 Alyth Drive Polmont Falkirk FK2 0YW**

Approximate Gross Internal Area: (366 sq ft - 34 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 ideally placed in Scotland's central belt, and is highly popular with commuters. The town centre and Falkirk Retail Park offer a range of major high street names and there is a wide range of amenities including restaurants, cafes, medical practices, and schooling through all levels. The now iconic Kelpies and Falkirk

Wheel draw tourism from all over the world, together with Callendar House and Park and remnants of the Antonine Wall. The M9/M876 motorways, two railway stations and frequent bus services offer superb connections to Edinburgh, Glasgow and the rest of central Scotland.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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