



**50 Dollar Avenue, Falkirk. FK2 7LF**

**£102,995**

- Generous 2-bedroom ground floor quarter villa with private entrance
- Large kitchen/diner with dual windows offering excellent natural light
- Direct access to private rear garden via French doors in Bedroom 2
- Modern ground floor wet room – fully tiled, easily restorable to bathroom if preferred
- Bright and spacious lounge and dining area with seamless indoor-outdoor flow
- Low-maintenance front and rear gardens
- Advanced triple glazing installed in 2017
- New combi boiler fitted in 2022
- cavity wall insulation with 25-year guarantee from 2011
- Private front driveway with lowered kerb for convenient off-road parking
- Prime location close to shops, schools, Falkirk town centre, and Grahamston train station

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