



# Marshall Wilson

*Solicitors & Estate Agents*

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

## PROPERTY PARTICULARS

### GRANGEMOUTH

### 68 MORAR PLACE



### DESCRIPTION

Ground floor flat which is conveniently situated within much sought after area, close to local amenities with short drive to railway stations and motorway network for easy commuting. Excellent opportunity for first time buyer or buy to let. Accommodation comprising hallway, lounge, kitchen, double bedroom and bathroom (with shower). Electric heating, double glazing, telephone entry system and many extras are included.

These Particulars are prepared for the guidance of prospective purchasers. Whilst they are believed to be correct their accuracy is not warranted.

# Accommodation

## Hallway

Hallway provides direct access to most apartments (not kitchen). Extremely large walk-in storage cupboard which houses water tank. Shelved storage cupboard houses electric meter and fuse box. Entry phone. Storage heater. Power point.

## Lounge 15'6" x 10'8"

Spacious lounge with window formation to front. Telephone point. Storage heater. Power points. Direct access to kitchen.



## Kitchen 10'9" x 6'7"

Partially tiled kitchen with fitted storage units. Plumbed for automatic washing machine. Stainless steel sink and drainer with mixer tap. Extractor fan. Window formation to rear. Power points.



## Double Bedroom 11'7" x 9'5"

Double bedroom with window formation to rear. Built-in mirrored wardrobes with shelf and hanging rail. Power points.



## Bathroom 6'6" x 6'

Fully tiled bathroom with three piece suite in white. Gainsborough shower over bath. Storage shelf. Floor tiling. Extractor fan. Window formation to front.



## Electric Heating

This property has electric heating.

## Double Glazing

This property is double glazed.

## Telephone Entry System

This property is accessed via a telephone entry system.

## Extras

All carpets, curtains, blinds, fridge/freezer, cooker and washing machine (no warranty given) are included in the sale.

## Viewing

For viewing arrangements contact Marshall Wilson (01324) 673942 or 612569.

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# **Accommodation**

## **Price**

Fixed Price £75,000 should be submitted to  
Marshall Wilson, 2 High Street, Falkirk, FK1 1EZ.

## **Entry**

Entry is by negotiation.

## **Further Particulars**

For further particulars contact our property  
department.