



# GAIR & GIBSON

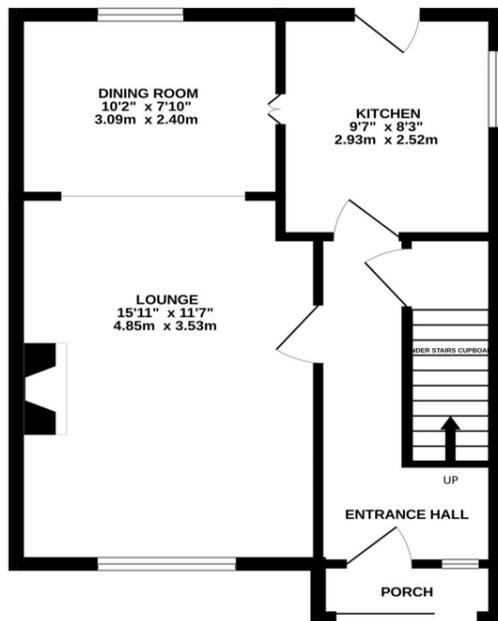
SOLICITORS, NOTARIES & ESTATE AGENTS



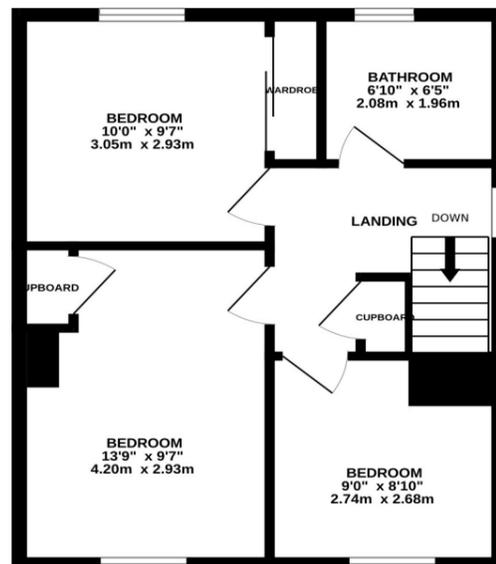
**30 Crichton Drive,  
Grangemouth FK3 9DF**

**Offers Over £167,000**

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



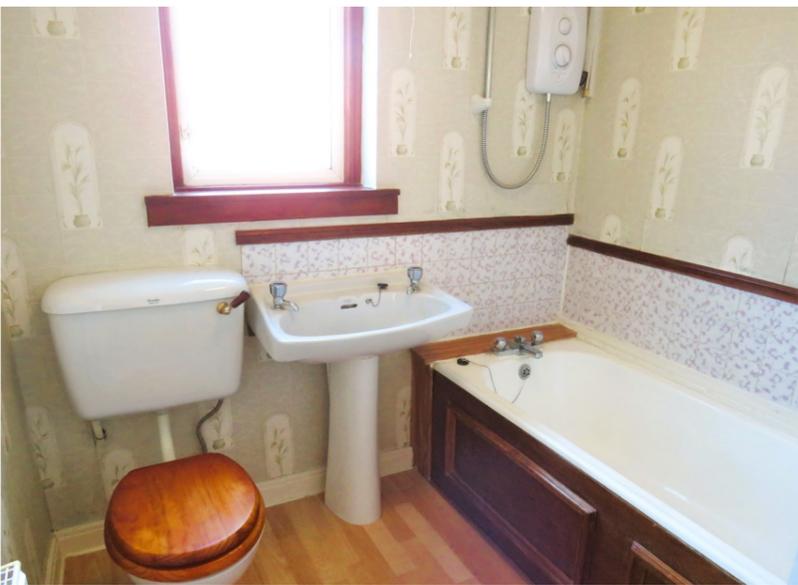
TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**For further information or to arrange a viewing please contact  
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## Description

We are pleased to bring to the market the opportunity to purchase this spacious end terraced villa with garage & driveway to the side. Located within a sought after locale, the property is well placed for the main town amenities, and access to the M9 motorway taking you to Glasgow and Edinburgh. This spacious family home provides bright airy accommodation over 2 levels, and is set within a popular area, with primary and secondary schooling nearby, along with the popular Zetland Park a short walk away. The property internally would benefit from upgrading and redecoration, and comprises: entrance porch, entrance hall, lounge, dining room, and kitchen on the lower level. The upper level gives access to 3 bedrooms and bathroom. There is also an understairs cupboard in the entrance hall, and the upper landing gives access to a further storage cupboard and to the loft area, all providing additional storage. The property also benefits from double glazing and gas central heating. Externally there are mature garden grounds to side and rear which are mainly laid to patio slabs providing seating space, with some flower beds, shrubs and trees, along with a garden shed. There is a gate to the side giving access to the driveway. The gardens to front are laid to some mature shrubs, plants and decorative chips. To the side there wrought iron gates leading to a monoblock driveway and the detached timber garage, which has double doors giving access, and provides parking and storage. The timber garage would benefit from refurbishment or replacement. Due to the location, style, and size of the property, a high level of interest is anticipated. EPC=E (50) Council Tax Band-D

## Location

The town of Grangemouth sits on the South bank of the River Forth. Nestled adjacent to the M9 motorway the town offers access to Edinburgh, Stirling and Glasgow. There are a range of local amenities including: primary and secondary schools and a variety of shops, stores, bars and restaurants. Nearby is the popular Helix which provides a range of family activities, and incorporates the famous Kelpies.

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.