Offers in Excess of £79,000

Mid terraced Villa

Lounge/Dining

Garage & Gardens

Two Double Bedrooms & Boiler room

Breakfasting Kitchen & Shower room

Residential location

21 Westerton Road
Grangemouth, FK3 9EX
Johnstone Hunter of RE/MAX Complete is delighted to present to the market this 2 bed, end terraced family home nestling in a quiet Crescent, within the town of Grangemouth.

The property is well placed for local schools and access to town centre, bus routes and amenities, while the M9 is only a five minute drive away.

The property is formed over two levels.

On the ground floor a welcoming entrance hall, leads to a spacious lounge, and kitchen with generous cupboard and worktop space.

The stairway leads to the upper level.

The upper lever has a shower room, and 2 double bedrooms, with good storage space, and a boiler room, containing storage space and gas boiler.

The property further benefits from gas central heating and double glazing.

Externally there are easily kept gardens to front, and rear, with a single garage to the rear of the property.

This is a fantastic family home, with generous storage throughout and viewing is a must to fully appreciate the value of property on offer.

You can book a viewing now where you will be accompanied by myself, Johnstone Hunter, a fully qualified REMAX professional.

Reception Hall

**Lounge/Dining** 18' 4" x 9' 2" (5.60m x 2.80m)

**Kitchen/Breakfast Room** 10' 10" x 8' 2" (3.30m x 2.50m)

Shower room

**Bedroom 1** 15' 1" x 9' 3" (4.60m x 2.83m)

**Bedroom 2** 15' 1" x 7' 3" (4.60m x 2.22m)

**Boiler room** 6' 7" x 3' 11" (2.00m x 1.20m)
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.