

Grangemouth  
2 Nelson Terrace

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Slater Hogg & Howison  
Estate Agency & Lettings



## 2 Nelson Terrace, Grangemouth, Stirlingshire, FK3 9AD

This delightful and well placed, modern, three bedroom terraced villa enjoys a sought after residential pocket within Grangemouth.

The property itself sits off the road with ample off-street parking to the front and extends over two levels comprising welcoming reception hallway, front facing lounge, a fitted dining sized kitchen complete with base and wall mounted units with work tops. This ideal family space then leads to the private west facing gardens to the rear.

Upstairs, there are three generous bedrooms, two with fitted wardrobes and a three piece family bathroom completes the accommodation.

There is good storage located throughout the property, which benefits from having gas central heating and double glazing.

There is ample parking to the front and gardens to the rear.

Early viewing is highly recommended to fully appreciate the level of accommodation on offer and can be arranged through the selling agents.

Please refer to published Home Report for EER Band.

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### Vendors:

Clients of Slater Hogg & Howison

### Viewing:

By appointment through Slater Hogg & Howison

### Office Contact:

01324 624051

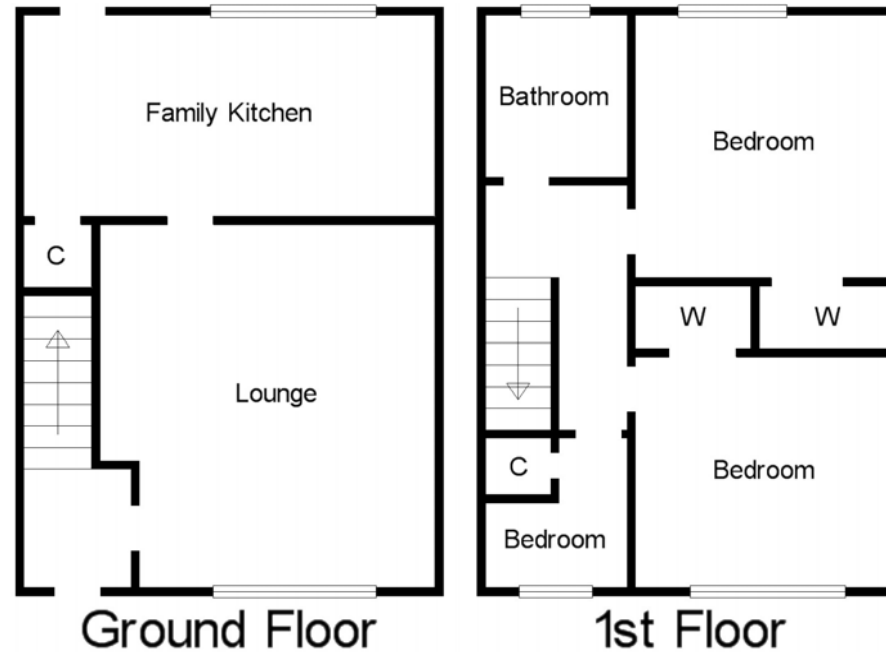
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#### Room Dimensions...

Lounge	15'1" x 11'6" (4.6m x 3.5m)
Family Kitchen	12'6" x 14'9" (3.08m x 4.50m)
Bathroom	6'3" x 5'10" (1.9m x 1.78m)
Bedroom	12'10" x 8'3" (3.91m x 2.51m)
Bedroom	8'2" x 10'2" (2.5m x 3.1m)
Bedroom	6'3" x 6'5" (1.9m x 1.96m)

#### Your local office...

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