

Lewis Court, Falkirk, FK1

Offers Over £75,000



  
northwood

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# Lewis Court, Falkirk, FK1

This bright and spacious terraced house is situated within a popular residential estate.

The accommodation comprises of welcoming hallway with three storage cupboards, dining sized kitchen and large lounge with access to rear garden. The master bedroom and second bedroom are both double bedrooms with storage cupboards. The family bathroom has a white three piece suite with shower over bath. The property is fully double glazed with gas central heating and residents parking.

The flat is 0.8 miles to Falkirk High train station for a regular, speedy service direct to Edinburgh and Glasgow. Falkirk town centre, with a variety of shopping, restaurants, pubs and leisure activities is also close by as is the extensive Calendar Park. Access to the Central Scotland motorway network is nearby, allowing quick commuting to the major business and leisure centres of Central Scotland and beyond.

EPC Rating D



## Entrance Hallway

Welcoming entrance hallway with three storage cupboards and storage area under stair. Access to kitchen, lounge and upper level.

## Lounge 16'11" x 11'5" (5.16m x 3.48m)

Large Lounge with bright double glazed windows offering lots of natural light. Access to back garden. Laminate flooring.

## Kitchen 13'11" x 10'10" (4.24m x 3.30m)

Spacious Kitchen with a range of white wall and base units, vinyl flooring.



### **Bathroom**

Family Bathroom with shower over bath, WC and wash hand basin. Partly tiled walls and vinyl flooring.

### **Bedroom 1** 13'8" x 13'8" (4.17m x 4.17m)

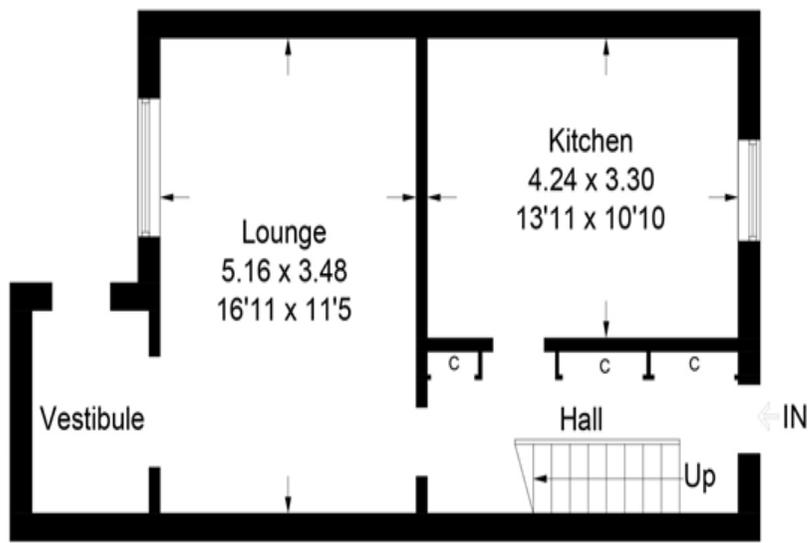
Large Double Bedroom with double glazed window, three large storage cupboards. Neutral decor and carpeted flooring.

### **Bedroom 2** 11'6" x 10'6" (3.51m x 3.20m)

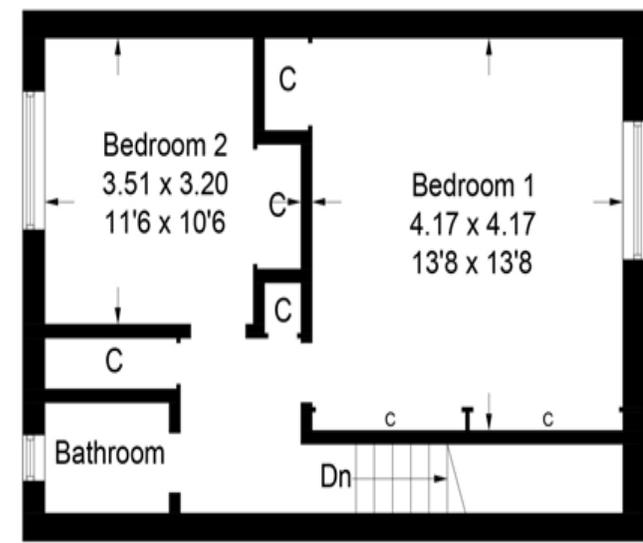
Second Double Bedroom with carpeted flooring. Large cupboard.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



**Ground Floor**



**First Floor**

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID583855)

DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

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