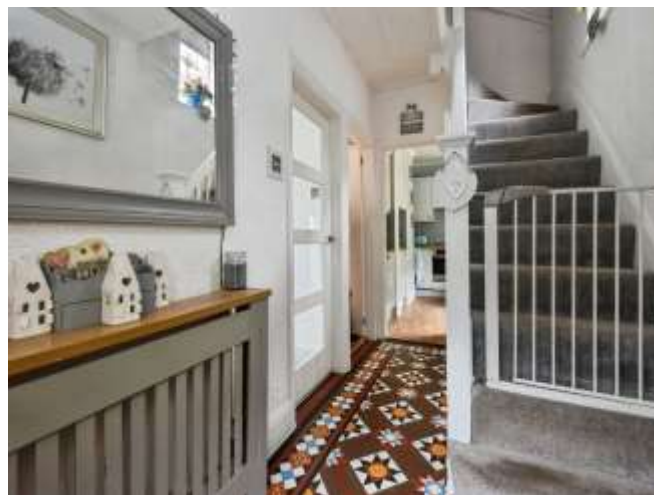




Ivanhoe Ffaldcaiaich, £245,000

- Council Tax Band C
- Elevated position
- Original features
- Scenic views
- Great transport links
- EPC Rating: Awaited



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About the property

This beautifully presented, semi-detached house is now available for sale. The property boasts an array of traditional features, creating a home with a perfect blend of modern and traditional elements. Comprising of three bedrooms, two reception rooms, and a bathroom, this house is ideally suited for first-time buyers, investors, or families.

The first reception room is a delight, with large windows and a striking bay window that floods the room with natural light. The other reception room is a dining room with large windows, ideal for hosting dinner parties or family meals. The kitchen, with its direct access to the garden, provides a great space for cooking and entertaining.

One of the unique features of this property is its elevated position, providing scenic views that can be enjoyed from multiple rooms within the house. The garden is a great size, offering ample space for outdoor activities or to simply relax in and enjoy the peaceful surroundings.

The location of this property is highly desirable. It is conveniently located near public transport links, local amenities, and schools. Furthermore, the nearby walking routes make it an excellent choice for those who



Accommodation

Hall

Living Room

10' 8" Max x 14' Max (3.25m Max x 4.27m Max)

Dining Room

12' 2" Plus Bay Window x 10' 5" Max (3.71m Plus Bay Window x 3.17m Max)

Kitchen

7' 3" Max x 10' 8" Max (2.21m Max x 3.25m Max)

Landing

Bedroom 1

10' 8" Max x 13' Max (3.25m Max x 3.96m Max)

Bedroom 2

11' 4" Max x 11' 4" Max (3.45m Max x 3.45m Max)

Bedroom 3

7' Max x 8' 1" Max (2.13m Max x 2.46m Max)

Bathroom

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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