



# Grampian Crescent, Grangemouth

Offers Over £185,000 Freehold

3 bedroom bungalow for sale

## Description

Situated in a quiet, sought-after locale, this three-bedroom link-detached bungalow with garage boasts generous proportions with two public rooms, extensive bedrooms, a contemporary bathroom, gas boiler, double glazing and enclosed rear garden. The property is ideally positioned for local amenities and access to transport links across the county and to Glasgow and Edinburgh.

Set behind a neat front garden and driveway, the front door opens onto a bright and welcoming entrance hall. On your left are bedrooms two and three, both sizeable rooms with space for freestanding storage, and both provide flexible accommodation. To your right is the contemporary, fully tiled bathroom, which boasts stylish tiles to the floor and walls, bath, sink and w/c. At the end of the hallway, you step into the dining room, the first of the public rooms, promising an ideal space for family meals and entertaining. Conveniently positioned off the dining room is the galley-style kitchen, fitted with a range of classic base and wall-mounted cabinets; a sweep of worktops frames an integrated oven and hob.

From the dining area you step into the formal double-height living room; this bright room is flooded with natural light from the high windows and offers versatility for various furniture configurations. Next door is the master bedroom, a sizeable double bedroom with neutral décor paired with carpeted flooring and a sizeable en-suite shower room.



Externally, the enclosed West-facing garden has been designed with low maintenance in mind and boasts a paved patio. Private parking is provided by a driveway leading to a single garage.

Grampian Crescent enjoys a convenient Grangemouth setting with easy access to local amenities, schooling and everyday services. The area is particularly well placed for commuting, with strong road links to Falkirk, Stirling, Edinburgh and Glasgow, making it ideal for professionals and families alike. With parks, leisure facilities and coastal walks within easy reach, it offers a practical lifestyle with plenty to enjoy locally.

Download the home report instantly here (if the link does not show, please visit our website):

<https://dmhall.surveybooker.co.uk/#/shareable-report-link?id=U2FsdGVkX19fSt9SEf9qZuMvcfTbjZy0lsSb8OZE66nw6tRtKH8MOeXEGNxL-dya>

Council Tax Band: D

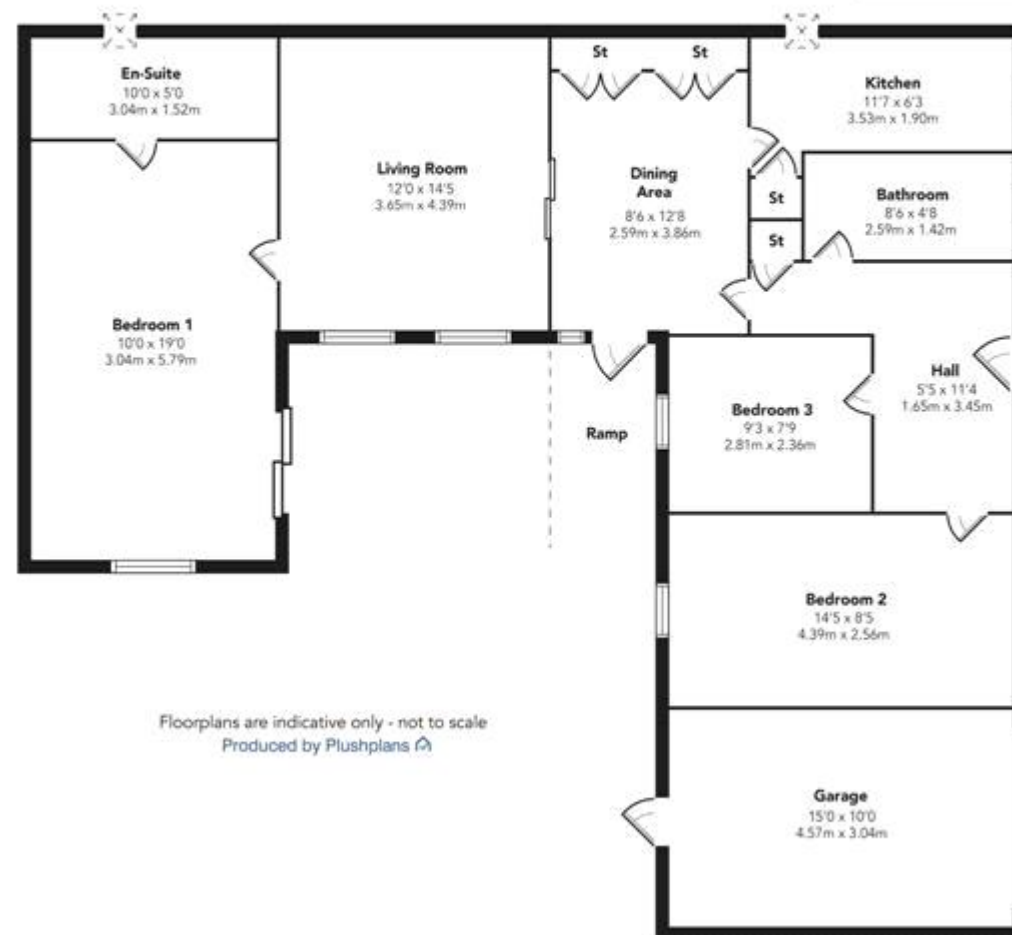
Tenure: Freehold

Parking options: Garage, On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

## **Tenure**

Freehold



Floorplans are indicative only - not to scale  
Produced by Plushplans



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |

Viewing by appointment only  
 Batchelor's Estate Agents - Batchelor's Glasgow  
 1056 Shettleston Road, Glasgow G32 7PP  
 Tel: 0141 286 0248 Email: [enquiries@batchelorsestates.co.uk](mailto:enquiries@batchelorsestates.co.uk) Website:  
<https://batchelorsestates.co.uk/>