



64 Wallace Street
Grangemouth, FK3 8BS

Deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Box Room
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Single Lock-up Garage
- On-Street Parking
- EPC Rating -C



Turn-key condition. This truly stunning traditional mid-terraced villa has been upgraded by the present owner and would make an ideal purchase for the young professionals/family. The town of Grangemouth sits on the banks of the River Forth and the property is well placed for access to the local amenities of shops, primary and secondary schools and bus links. Nearby there is also access to the M9 motorway, leading to Edinburgh and Glasgow. Recreational facilities are close by including the famous Kelpies. Entrance vestibule leading to the welcoming entrance hallway, tastefully presented and spacious bay windowed sitting room, attractive well-proportioned dining room leading to the stylish well laid out kitchen and downstairs contemporary shower room. Upstairs leads to two lovely double bedrooms and practical box room. There are well maintained private gardens to the front with the rear garden being enclosed with paved patio area. There is the benefit of a single lock-up garage along with on-street parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



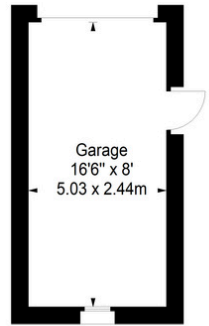


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Grangemouth,
Stirlingshire, FK3 8BS

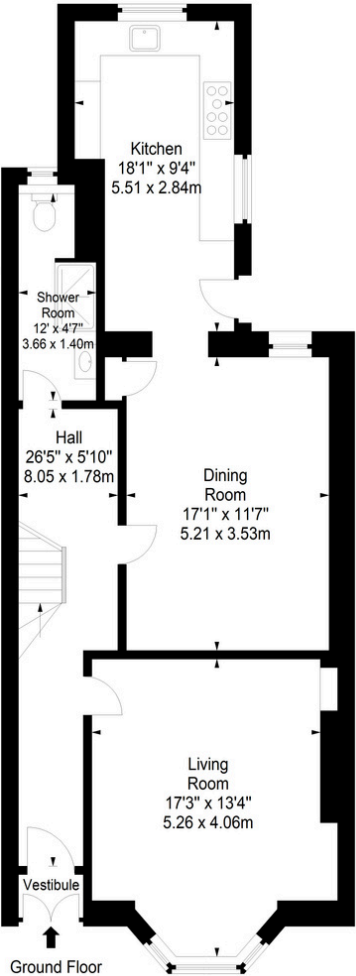


Approx. Gross Internal Area
1342 Sq Ft - 124.67 Sq M
Garage

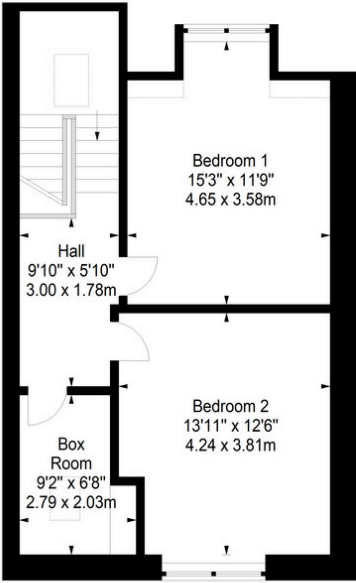
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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