



£495 Monthly

Sunnyside Street, Camelon, Falkirk

Flat | 3 Bedrooms | 1 Bathroom

01236 316004



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Step Inside

Key Features

- * Available Now *
- 3 Double Bedroom
- Spacious Lounge
- Dining Kitchen
- Garden
- Close to amenities
- Parking

Main Particulars

== LET AGREED IN LESS THAN A WEEK AND WITH MULTIPLE PARTIES MAKING AN APPLICATION. MORE PROPERTIES LIKE THIS REQUIRED AS WE HAVE PRE-CHECKED TENANTS READY TO MOVE IN ==

Located within a quiet residential area of Camelon Yendor Homes are delighted to offer to the rental market this well-presented, 3 -bed 1st floor flat.

Literally, a few minutes away from the local amenities Camelon has to offer this spacious home comprises of 3 double bedrooms, generous lounge, dining kitchen family bathroom and garden area to the rear.

With fantastic views, an open outlook and an abundance of storage with parking this rental property is an opportunity not to be missed.

Entrance - Entrance via the well-maintained communal close, stairs leading to the first floor where number 25 is found on the right-hand side. Storage cupboard/cellar found on the ground floor.

Living Room - 4.53 x 3.81 (14'10" x 12'5") - A spacious lounge with plenty of space for furniture. The large window to the front of the property allows light to flood the room. Neutral decor with painted walls and new carpet to the floor.

Dining Kitchen - 3.19 x 3.47 (10'5" x 11'4") - Well-appointed dining kitchen with a range of base and wall units and complementary worksurface. Area for dining table and chairs with windows looking over the rear of the property. Vinyl floor covering and cooker included.

Family Bathroom - 1.87 x 2.03 (6'1" x 6'7") - Family bathroom comprising of WC, wash hand basin bath with over bath electric shower and mixer tap with additional mains shower head.

Master Bedroom - 3.80 x 3.45 (12'5" x 11'3") - Generous double master bedroom with dressing area and built-in wardrobes. Window overlooking the rear of the property with open views.

Bedroom 2 - 3.40 x 3.17 (11'1" x 10'4") - Large light and airy double bedroom with modern decor. Storage found within built-in wardrobe with window overlooking the

front of the property.

Bedroom 3 - 2.43 x 3.24 (7'11" x 10'7") - Double bedroom with neutral decor, new carpets and window to the front of the property.

Hallway - Enter via part glazed Upvc door giving access to all rooms, living room, dining kitchen and family bathroom. An abundance of storage space is found with two large storage cupboards.

Garden - Well maintained gardens with communal drying green and open outlook.

The property is ideally located for Camelon main street, retail park, and train station. Edinburgh and Glasgow are accessible within 30 minutes by road and rail. Furthermore, there is an excellent bus service to Falkirk town centre.

Early Viewing is Highly Recommended!

EPC: D

LRN: 1303273/240/05102

LARN: 2103006

Living Room



Dining Kitchen



Dining Kitchen



Family Bathroom



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Telephone: 01236 316004



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