

Polmont  
23 Gray Buchanan Court

[www.slaterhogg.co.uk](http://www.slaterhogg.co.uk)



Slater Hogg & Howison  
Estate Agency & Lettings



**23 Gray Buchanan Court, Polmont,  
Falkirk, FK2 0XR**

Reference: FAE160250

Set within one of Polmont's most iconic and imposing listed buildings, this superb three bedroom first floor apartment enjoys a fabulous parkland setting. This fabulous apartment has a bright and airy feel about due to the high ceilings with ornate coving and a large bay windowed lounge.

The accommodation is accessed through a video security entrance system and consists of sizable reception hallway, a lovely large bright and well proportioned lounge with space for a dining table, stunning modern fitted kitchen complete with a range of base and wall mounted units, luxury three piece family bathroom and three double bedrooms with the master benefiting from en-suite shower facilities and fitted wardrobes. The property is tastefully decorated throughout and is complimented by quality floor coverings and attractive coving.

On a practical note, there is ample storage located throughout the layout of property that also benefits from electric heating, allocated parking space and ample visitors parking.

Polmont offers a wide range of local amenities including excellent transport links including both the train station and bus service. The apartment is ideally placed to benefit from the high speed link between Glasgow and Edinburgh. A wide range of amenities can be found at the nearby town of Falkirk.

Please refer to published Home Report for EER Band.





23 Gray Buchanan Court  
Polmont, Falkirk, FK2 0XR



### Room Dimensions...

Lounge/ Diner	19'11" x 13'8" (6.07m x 4.17m)
Kitchen	12'2" x 9'1" (3.7m x 2.76m)
Bedroom	10'6" x 10'5" (3.19m x 3.17m)
Bedroom	10'6" x 11'11" (3.2m x 3.63m)
Ensuite	4'10" x 4'8" (1.47m x 1.41m)
Bedroom	10'5" x 10'11" (3.18m x 3.33m)
Bathroom	7'7" x 4'11" (2.31m x 1.5m)

### Your local office...

50 Newmarket Street, Falkirk, FK1 1JQ  
T.01324 624051 E.falkirk@slaterhogg.co.uk

Slater Hogg & Howison  
Estate Agency & Lettings

[www.slaterhogg.co.uk](http://www.slaterhogg.co.uk)



Agents Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Slater Hogg & Howison Estate Agents. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.