



Asking Price £175,000

Situated in the sought-after location of Tollox Place, Laira, this beautifully presented two double-bedroom terraced home offers spacious and modern living in a convenient central setting. With close proximity to local schools, amenities, and excellent access to the A38, this property is perfect for families, professionals, or first-time buyers.

The generous living accommodation is arranged over two floors. The ground floor features a bright and inviting lounge, a modern kitchen/breakfast room, a practical utility area, and a stylish modern bathroom. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom further benefiting from an en suite WC. Additional highlights include a garage, a low-maintenance rear garden ideal for relaxing or entertaining, double glazing, and gas central heating, ensuring comfort and efficiency. The property is offered to the market with no onward chain, making it a fantastic opportunity for a swift and hassle-free purchase.

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Established 2008

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Tollox Place, Laira, PL3 6BX

Accommodation Comprises

Ground Floor

Hall

Lounge 3.27m (10`9") x 3.08m (10`1")

Kitchen/Breakfast Room 4.06m (13`4") x 3.70m (12`2")

Utility Area 1.80m (5`11") x 1.54m (5`1")

Bathroom 2.39m (7`10") x 1.79m (5`10")

First Floor

Bedroom 1 4.38m (14`4") x 3.12m (10`3")

Two windows to front, door to:

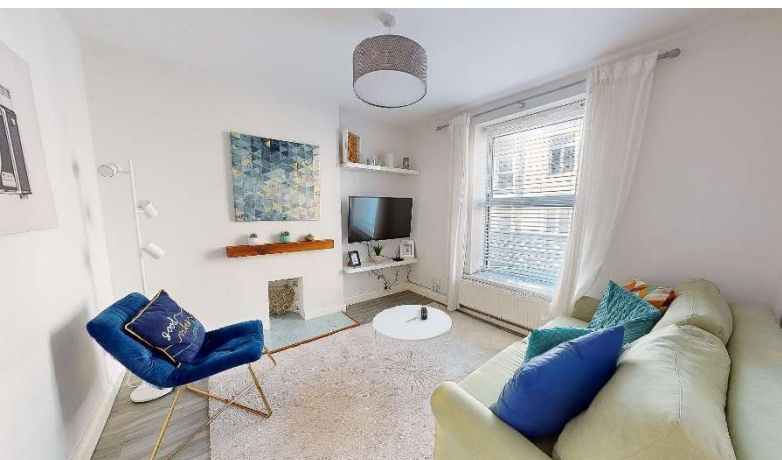
Bedroom WC

Bedroom 2 4.20m (13`9") max x 2.78m (9`1")

Window to rear, fireplace, door to:

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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