

Located within a popular residential development, this two bedroom flat benefits from a spacious master bedroom with en-suite and neutral décor throughout.



Flat 5, 15 Stance Place, Larbert, FK5 4EA

TWO BEDROOM TOP FLOOR FLAT



The village of Larbert provides a range of amenities and is situated close to the motorway links to all parts of central Scotland. The larger towns of Falkirk and Stirling both provide a wide range of amenities and excellent shopping facilities. Larbert also boasts a mainline railway station offering commuting to Glasgow and Edinburgh.

Enjoying a desirable position within a popular modern development in Larbert, this well-presented top floor flat boasts spacious, light-filled accommodation, with two double bedrooms, a sociable open plan living, dining and kitchen and private residents' parking.

Accessed via a secure communal entrance and stairwell, the home's front door opens into an impeccable 'L' shaped hall with crisp décor and neutral carpet. It provides a warm welcome and houses two cupboards for coats, shoes and additional storage. Straight ahead is the open plan living, dining and kitchen. Here, a generous footprint creates the ideal space for everyday living, with room for relaxed lounge furniture, seated dining and contemporary kitchen space.

A neutral palette and snug carpeting create a bright and tranquil ambience and a blank canvas for new buyers to add their own style. Meanwhile, the spacious dimensions accommodate a good selection of lounge and dining furniture. The kitchen itself is cleverly zoned by a breakfast bar, it is fitted with an array of stylish cream base and wall mounted cabinets complemented with walnut worktops and a neutral splashback. The appealing design incorporates Siemens integrated electric oven, gas hob, dishwasher, washer/dryer and fridge/freezer. Sliding doors provide direct access to the balcony offering views towards the golf course.

Next door is the Master bedroom, softly carpeted and tastefully decorated this spacious double bedroom boasts two wardrobes with sliding doors and ample floor space for freestanding furniture. The en-suite shower room is fitted with a double shower cubicle, toilet and sink set within a vanity unit. Further along the hallway is bedroom two, another double bedroom with built in wardrobe space. Finishing this attractive home is the three piece bathroom with vanity unit. Gas central heating and double glazing ensure year round warmth.

Externally there is ample private residents' parking.

PROPERTY FACTS

Home Report Valuation: £145,000

EPC rating: C

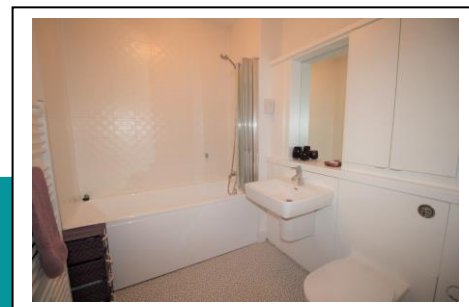
Council Tax band: D

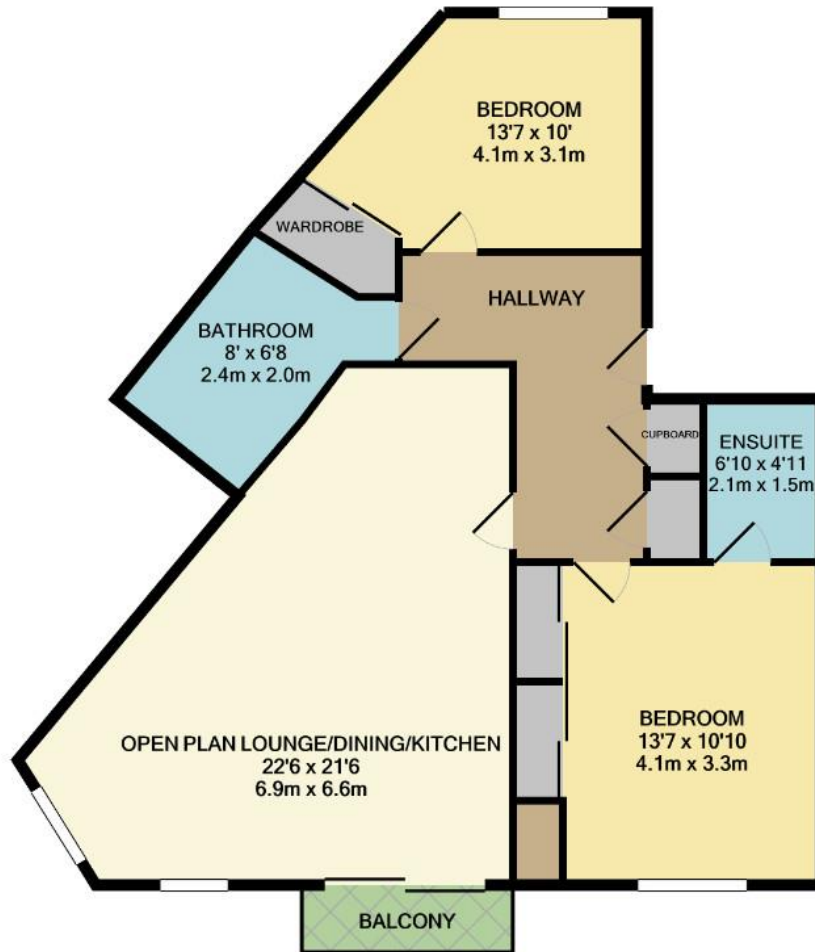
Central Heating: Gas central

Double Glazing: Throughout

Included in sale: All floor coverings,

Viewing details: Strictly by appointment. Contact RGM on 01324 482197.





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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