

34 GALBRAITH CRESCENT, LARBERT FK5 4GZ

HARPER & STONE
ESTATE & LETTING AGENTS





34 GALBRAITH CRESCENT

LARBERT, FK5 4GZ

PROPERTY FEATURES

- Well presented detached 4 bedroom family home
- Generous lounge
- Open plan dining kitchen
- Utility room
- 2 bedrooms with ensuite shower rooms
- Family bathroom
- Ideal location close to community amenities
- Private low maintenance garden
- Prompt viewing highly advised

Harper & Stone Estate & Letting agents are delighted to introduce 34 Galbraith Crescent to the market. A modern Cala built family home extending to 151 square meters of well-thought-out living space for comfortable and contemporary living constructed in 2010. To the front of the property there is a driveway easily accommodating 2 vehicles in front of the single garage.

Upon entering the property, you are greeted by an inviting vestibule that leads to a bright and airy hallway setting the tone for the entire home, there is a very useful storage cupboard within the hallway.

The ground floor boasts a lounge, to the front of the house, perfect for relaxation and family gathering. To the rear there is a super open-plan kitchen/diner that serves as a great area to enjoy family life, with French doors to the garden. There are an excellent range of wall and base units in a neutral tone with complementary worktops in this well-appointed kitchen. There are also integrated appliances that include, fridge/freezer, oven, hob, extractor hood and a dishwasher. A dedicated utility room provides practical space for everyday chores, with appliance spaces for a washing machine and tumble dryer and additional storage cupboards. Finally returning to the main hallway there is a ground-floor cloakroom ensuring easy access for guests.

Ascend to the first floor, where a spacious landing leads you to all of the bedrooms. The principal bedroom is a lovely room with fitted wardrobes, complete with its own en suite shower room for added luxury and privacy. A well-appointed guest bedroom again with fitted wardrobe also benefits from a private en suite shower room, ensuring comfort for visitors. Two further bedrooms again both with fitted wardrobes share a stylishly finished family bathroom, providing ample space for a growing family. The upper landing presents 2 generous storage cupboards, always a handy addition.

Externally there are private garden grounds to the front, side and rear of the property bounded by a majority of timber fencing. To the rear there is a well proportioned low maintenance back garden with access via French doors to the dining area and also into the utility room.

The sale will include all floor coverings, window coverings, and integrated appliances where applicable. Any other items are to be



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by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EPC Rating C

Water: Mains
Sewage: Mains
Heating: Gas

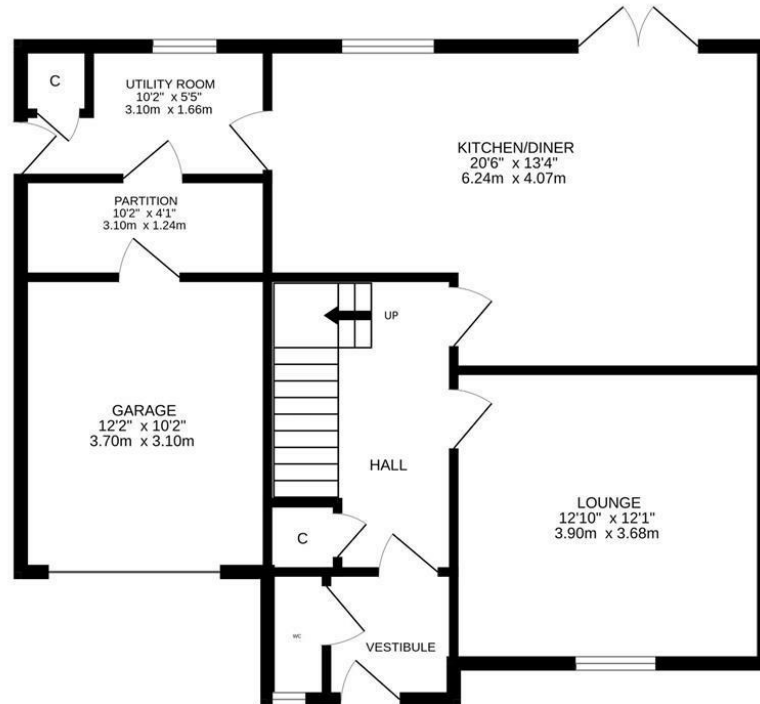
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Larbert is central to both Glasgow and Edinburgh and provides excellent transport links including a mainline railway station and motorway links providing access to the central belt and beyond making an ideal location for commuters. Larbert is also popular with those working or travelling to Forth Valley Royal Hospital which is located in the village. The area also provides a range of amenities including shopping, schools and civic amenities catering for every day needs while the nearby town of Falkirk provides a wider range of shopping, entertainment and leisure facilities.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

