



MURRAY PROPERTY



### 3 Briardene, Laurieston, FK2 9JF

Offers Over £134,000

🛏️ 2 🚿 1 🚗 1





MURRAY PROPERTY proudly presents this exceptional two-bedroom ground-floor apartment, situated in the sought-after Briardene, Laurieston.

Recently renovated to an impeccable standard, this stunning home offers an exquisite blend of contemporary design and modern convenience. With a host of premium upgrades and high-quality finishes, this rare gem is ideal for first-time buyers, investors, or those looking to downsize in style.

#### Accommodation:

Stepping inside, you are welcomed by a spacious and elegantly designed lounge, seamlessly leading to a brand-new contemporary kitchen fitted with high-end appliances and sleek cabinetry. The property boasts two generously sized double bedrooms, offering comfort and versatility, while the stunning newly installed shower room completes the accommodation with a touch of luxury.

#### External Features:

Externally, the property benefits from a private garden space, providing a perfect retreat for outdoor relaxation. An allocated carport ensures convenient private parking, adding to the overall ease of living in this exceptional home.

#### Key Features:

- Modern double glazing throughout
- Stunning contemporary kitchen with premium finishes
- Beautifully upgraded shower room with modern fittings
- Solid oak internal doors, enhancing the home's elegant character
- Private south facing garden space, ideal for outdoor enjoyment
- Allocated carport, providing secure parking
- High-quality floor coverings for a refined finish
- Upgraded electrics to 2020 standards
- Recent boiler and heating system for energy efficiency

Council Tax Band: C



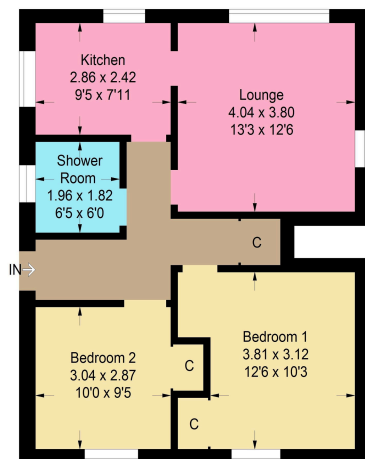
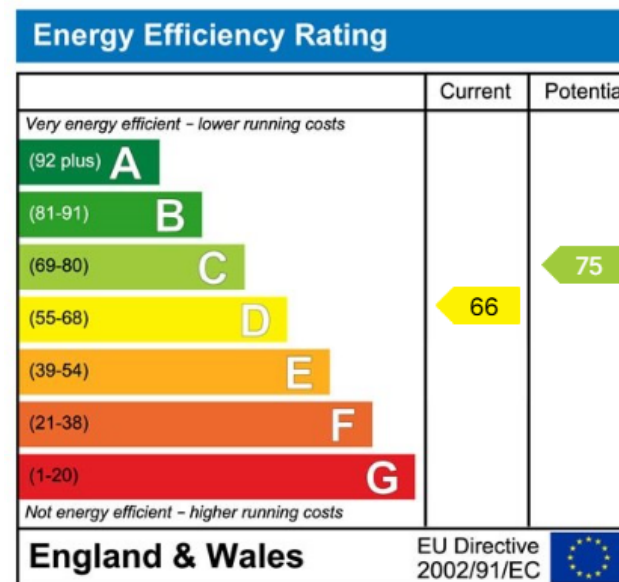


Illustration For Identification Purposes Only.  
Not To Scale (ID1181250 / Ref.90236)

- Beautifully Presented Flat
- Private Parking
- Private South Facing Garden
- Upgraded Kitchen & Bathroom
- New Heating & Double Glazing in 2020
- Walk in Condition



[www.murrayproperty.org](http://www.murrayproperty.org)

Expert marketing, tailored service, and unbeatable exposure to maximise your home's value.

