



The Fairways, Falkirk Road
Larbert FK5 3NQ

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Alexander Taylor are delighted to present to the open market 'The Fairways'. This stunning and individually designed, 5 bedroom family home is situated in a sought after area of Larbert.

Set close by to local amenities this property is within walking distance of Larbert Main Street, Train station and of course Falkirk Golf Club!

The town of Larbert also benefits from fantastic motorway links to Glasgow and Edinburgh and is served well with public transport.





We enter the property on the 1st floor, where we have the spacious hallway and stairs giving access to the both the lower and upper levels, a WC, double bedroom and en-suite, bright & spacious lounge with patio doors leading to the south-facing balcony overlooking the golf course and to complete this level we have the beautiful, cream gloss kitchen with a range of wall and base units, contrasting worktops, integrated appliances and an island, perfect for socialising while you cook!

On to the upper floor, we have a further 2 double bedrooms and a family bathroom with a custom-made, 'jacuzzi' style bath and a home office.

The ground floor completes the accommodation with a further 2 double rooms which benefit from a Jack & Jill' en-suite, with large shower cubicle and rainhead shower, a handy utility room and a 2nd lounge/family room which gives access out on to the sun deck in the garden!

The property sits on a great plot, which has parking for several cars and various sections of garden grounds/decking.

The property also benefits from a detached, 2 storey garage/outbuilding which is currently utilised as a gym but would be perfect for a home business use or would make an ideal cinema room, games room etc.

Items included in sale:

All window blinds

All light fittings

All integrated appliances

Free-standing American style fridge/freezer

LOUNGE

4.8 x 4.7 (15'9" x 15'5")

KITCHEN/DINER

4.5 x 4.1 (14'9" x 13'5")

BEDROOM

3.4 x 3.1 (11'2" x 10'2")

EN-SUITE

2.4 x 2.0 (7'10" x 6'7")

WC

2.2 x 1.4 (7'3" x 4'7")

BEDROOM

4.4 x 3.2 (14'5" x 10'6")

- Individually designed family home
- 5 bedrooms
- Sought after locale
- Versatile accommodation split over 3 levels
- South facing balcony
- Excellent parking
- Detached, 2 storey garage

BEDROOM

4.1 x 3.1 (13'5" x 10'2")

BATHROOM

2.5 x 2.3 (8'2" x 7'7")

HOME OFFICE

4.1 x 2.6 (13'5" x 8'6")

LOUNGE

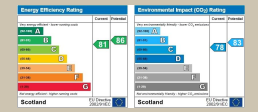
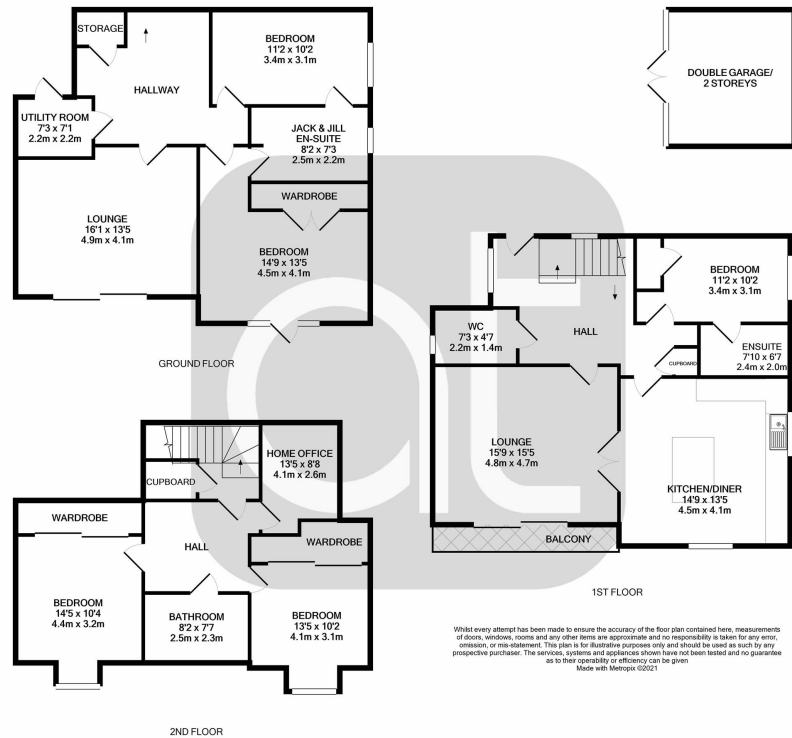
4.9 x 4.1 (16'1" x 13'5")

BEDROOM

4.5 x 4.1 (14'9" x 13'5")

JACK & JILL

2.5 x 2.2 (8'2" x 7'3")



Nearby Train Stations
 Larbert 0.7 mile
 Camelon 1.4 miles
 Falkirk Grahamston 2.7 miles

Ladeside Primary 1.6 miles
 Stenhousemuir Primary 1.5 mile
 Larbert High 1.8 miles
 St Mungo's High School 2.3 miles

Nearby Schools
 Larbert Village Primary 0.6 mile

(Please note that all distances are approximate)

The Rendering disclaimer
 The information contained herein is deemed reliable but is not guaranteed. All artist's renderings are for representational purposes only and subject to variances. These variances may include but are not limited to views and exposure to light, finishes for the final product as well as items depicted in the rendering. Owner makes no representations regarding any view and/or exposure to light at any time including any existing or future construction by either Owner or a third party. Floor plans and finishes are subject to change, and square footage measurements are approximate and may be based on various measurement methodologies, subject to construction variances and tolerances, and may vary from floor to floor. Owner reserves the right to make changes in accordance with terms of the Offering Plan and applicable laws and regulations.

Viewing strictly by appointment with the Agent.



Estate Agents
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