



George Laing Court
Larbert FK5 4QS

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Alexander Taylor are delighted to introduce to the market this immaculately presented ground floor apartment situated in a quiet area of Stenhousemuir.

The flat is situated close to local amenities and Larbert Train Station is within walking distance.





Accommodation comprises: secure entry system leading to the carpeted stairwell (this is covered by a factor and is due to be upgraded). We enter the flat into the entrance vestibule and welcoming hallway which provides access to all rooms. The bright and spacious lounge is large enough to hold a small dining suite. We have 2 double bedrooms both with storage, a fully fitted kitchen with integrated oven and hob and the accommodation is completed with a white 3-piece family bathroom with shower over bath.

The property benefits from gas central heating, double glazing, excellent storage, a secure entry system and allocated parking.

Items included in sale:

All window blinds
All light fittings
Oven & Hob
Washer/Dryer
Fridge Freezer
Table & Chairs
Freestanding wardrobe
Corner sofa
Beds
Bedroom furniture

LOUNGE

4.7 x 4.2 (15'5" x 13'9")

KITCHEN

2.7 x 2.6 (8'10" x 8'6")

BEDROOM 1

3.9 x 2.7 (12'10" x 8'10")

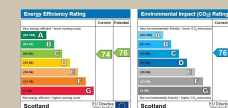
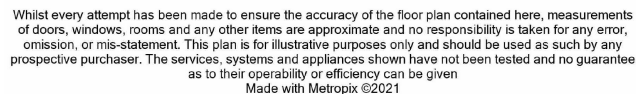
- Immaculately presented
- 2 good sized bedrooms
- Secure entry system
- Allocated parking
- Close to local amenities
- Excellent storage

BEDROOM 2

3.0 x 2.3 (9'10" x 7'7")

BATHROOM

2.7 x 1.5 (8'10" x 4'11")



These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Nearby schools

- Stenhousemuir Primary School (0.3 miles)
- Carron Primary School (0.7 miles)
- Kinnaird Primary School (0.7 miles)
- Larbert High School (0.4 miles)
- St Mungo's RC High School (1.6 miles)

Viewing strictly by appointment with the Agent.



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