



Galbraith Crescent
Larbert FK5 4GZ

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OPEN HOUSE SATURDAY 15TH OF JUNE FROM 1PM TO 2PM
JOIN US FOR AN INFORMAL VIEWING, DRINKS AND NIBBLES

Alexander Taylor is delighted to welcome you to "24 Galbraith Crescent". This luxurious five -bedroom, four-bathroom detached villa, which was completed by "Cala Homes" and is finished to an exacting standard throughout, the attention to detail and finishes throughout is nothing less than outstanding. Situated within the esteemed "Kinnaird Village Estate," this property offers luxurious living in a highly sought-after location.

Location-wise, this property has it all. With Kinnaird Primary School just a short walk away, families with young children will appreciate the convenience and ease of access to education. Additionally, being part of the prestigious "Kinnaird Village Estate" ensures that you will be surrounded by other high-quality homes and a sense of community. EPR:C

For those who enjoy outdoor activities, there are plenty of green spaces nearby where you can relax or engage in recreational pursuits. The neighborhood offers a perfect blend of tranquility and accessibility to amenities such as shops, restaurants, and entertainment options.

As you step inside, you will immediately notice the spaciousness and attention to detail that sets this home apart. With an overall size of 225 square meters, 2,400 square foot, there is plenty of room for your family to grow and thrive. The elevated ceiling heights throughout the ground floor, measuring at 2.7 meters high, create an open and airy atmosphere that adds to the overall grandeur of the space.

The "Cala Homes Inglewood" house type is part of the exclusive "Comfort Conditioning" range. This innovative feature filters stale air out of the property and replaces it with fresh air, ensuring a healthy and comfortable living environment for you and your loved ones.

The ground floor level also benefits from under floor heating, this also frees up all walls for furniture to be placed, just where you want it to be



The lounge area is spacious and bright due to the double "French Doors" along with the elevated height and glazed side panels allow light to flood into this room, it really is a beautiful feature to this room. The feature fire and surround will form part of the sale.

The dining area is also spacious and can easily accommodate a large dining suite, or could be used as a further lounge, TV area for the children to relax and enjoy their own space.

The kitchen, family, dining area, is a true highlight of this property. The space and lightness to this room, will make this the hub of this magnificent home for many family gatherings or entertaining friends. The kitchen was manufactured by, "Alno European Kitchens," which combines style and functionality seamlessly. The appliances that will be included within the sale are a three-quarter fridge and a three-quarter freezer, ideal when you have a large family. You will also find an integrated multi-function microwave, electric oven and a four burner "Induction Hob," with a feature stainless steel and glass extractor. There is also an integrated Dish Washer. For your morning coffee, there is a breakfast bar, all of which make it convenient for you to move in and start enjoying your new home right away. The family dining area is spacious and can easily accommodate a generous sized dining suite and sofa.

There is a large WC off the hallway.



On arrival to the upper floor, you will find "The Settle" area. This area is ideal as a chill out area, reading area, or could be formed into a further bedroom, if needed, but a great space just as it is to relax away from it all.

Throughout the house, you will find exquisite, fixtures and fittings such as the, Porcelanosa tiling to all bathrooms and all showers are equipped with high-quality "Hansgrohe" showers, there is also fitted furniture to all bathrooms, providing a luxurious bathing experience.

The master bedroom is truly luxurious, with its own dressing area and a large en-suite. This is your own private space to rest and unwind away from it all.

Bedroom two will also come complete with its own en-suite bathroom, making this an ideal room for guests or teenage children.

Bedrooms three and four are both spacious double bedrooms and both have large double fitted beds.

Bedroom five, is a smaller sized double bedroom, and is ideal for a nursery, or a home office.

To conclude the internal accommodation, you will find the

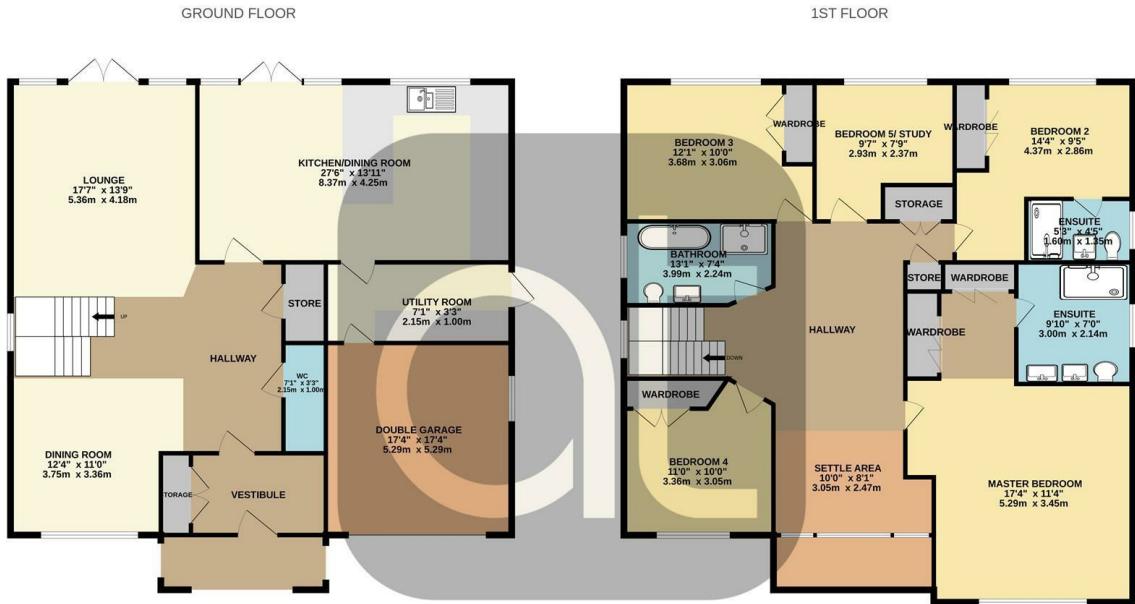


family bathroom. This room is fitted with a large bath, feature fitted furniture, wash hand basin and a large walk-in shower.

Externally you will find a generous rear garden, which is finished with mature planting and trees. The feature water fountain will also form part of the sale, so relaxing whilst you enjoy this beautiful garden and just relax. The greenhouse and the garden shed will form part of the sale. The front gardens are finished with lawn.

Parking is provided by two parking spaces and of course your double garage. Whether you are a growing family or someone who appreciates spacious living, this property has the perfect balance of comfort and style.

Do not miss the opportunity to make this house your dream home. Contact us today to schedule a viewing and experience the elegance and convenience that 24 Galbraith Crescent has to offer.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing strictly by appointment with the Agent.



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