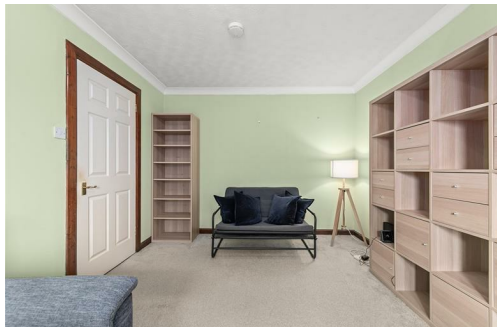




Abbey Mill
FK8 1QS

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the open market, this two level "Penthouse" apartment. The subjects are set within a private residential estate, of similar properties which have been developed, to include the local area. Within the local area and within walking distance you will find many great restaurants, gym and cinema. Stirling train station is also close by offering ease of access to Glasgow and Edinburgh.

Internally the property offers, good rooms sizes throughout and with the alteration that has been carried out, bedroom three having been opened into the kitchen, you now have a super space for entertaining. The lounge is spacious and has a lovely feature of double french doors, which allow light to flood into this room.

When the alteration was carried out, to open bedroom three into the kitchen, our client also opted to install a new kitchen, this was carried out in 2022. The appliances that will form part of the sale are a tall integrated fridge freezer and an integrated slimline dish washer. There is a double electric oven, hob and extractor. The free-standing washing machine will also form part of the sale.

Bedroom two is on the ground floor and benefits from a double fitted wardrobes. The family bathroom is on the first floor and is fitted with a white three-piece suite.

The upper accommodation is home to the master suite. Here you will find a large master bedroom, which measures 4.54 x 3.36 meters. The windows give way to panoramic views across to Stirling Castle and The Wallace Monument, which are just amazing. There is a dressing area which is fitted with wardrobes and on into the en-suite.



Externally the grounds are factored, as is the maintenance of the building which will include the cleaning of the stairs. This payment is approximately £75.00 per month and is paid monthly. This payment will vary depending on what works will be required to be carried out on a yearly basis.

This is a super property, set to offer so many amenities, which are right on your doorstep, and who wouldn't want a "Penthouse" apartment, which is set within the historical city of Stirling.

Items included within the sale are:

All Flooring

All Window Blinds

Tall Integrated Fridge Freezer

Integrated slimline Dish Washer

Double electric Oven

Four burner Hob

Extractor

Free standing Washing Machine

Lounge
10'4" x 15'10"

Dining Kitchen
9'2" x 11'9"

Bathroom
6'11" x 6'9"

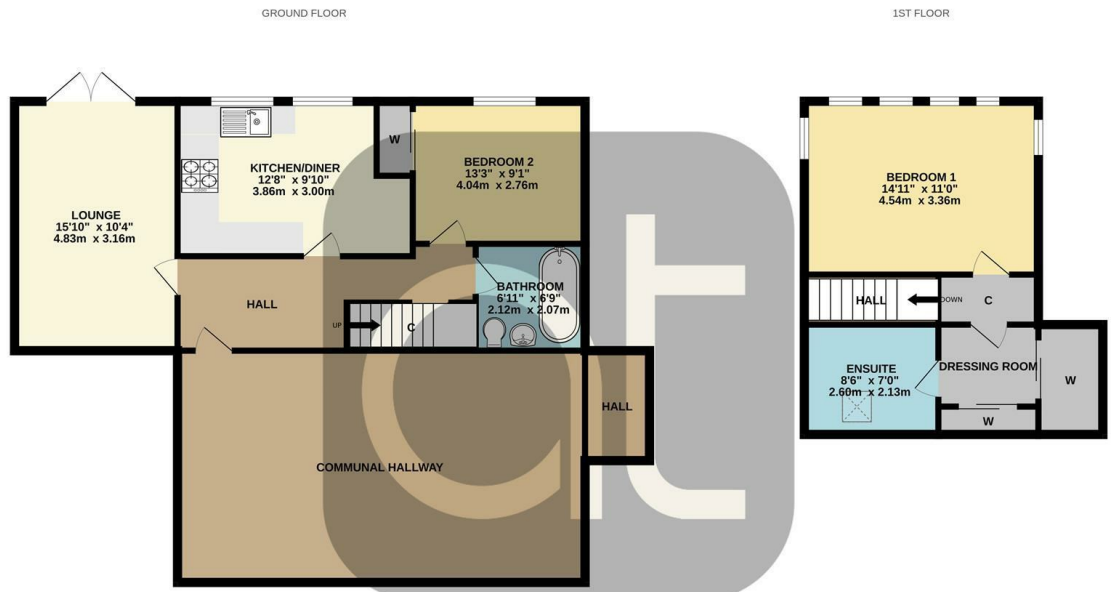
Master Bedroom
11'0" x 14'10"

- Two level Penthouse Apartment
- Panoramic views from Master suite
- Views of Stirling Castle and Wallace Monument
- En-suite to Master bedroom
- Dressing Room to Master bedroom
- Dining Kitchen
- All integrated appliances are included within sale
- Kitchen was replaced in 2022
- Boiler replaced in 2020 and has been serviced in Jan 24
- Council Tax Band: E

Dressing Area
6'4" x 5'2"

En-suite
8'6" x 6'11"

Bedroom Two
9'0" x 13'3"



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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