



Bellsmeadow Road  
Falkirk FK1 1SD

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





Experience luxury living at its finest with this exquisite penthouse apartment, offering breathtaking panoramic views of the Ochil Hills, the Kelpies, and the Bridges, at South Queens Ferry. Located in the heart of Falkirk town centre, this remarkable residence provides the perfect blend of convenience and tranquillity. On offer you will find an outstanding Lounge/dining kitchen, which will come complete with all appliances. The master bedroom suite offers a dressing area and an Ensuite bathroom. Bedroom two also has an ensuite and the family bathroom, will include a bath and a separate shower enclosure. All showers are thermostatic, and all other rooms benefit from fitted wardrobes. EPR:C

This outstanding home, benefits from three double bedrooms, two en-suite bathrooms and a four-piece family bathroom. The Lounge/dining/kitchen area is outstanding, and views are breathtaking, wait until you see the views. There is a private triple garage, which features a large storage room along with further storage. From the garage you gain access to a hallway, where you will find the lift, which will take you straight to your own front door. There is also a private parking space and additional visitor parking. We should point out that access to the garage is by remote control, no more jumping in and out your car in the Scottish rain!!

On a more practical level, the heating is byway of a gas fired system. The boiler is approximately three years ago, pre our clients purchase. All appliances will form part of the sale. There is a full double storage cupboard within the hallway and two further single storage cupboards. There is a security entry system and security lighting system, where the lighting externally and within the hallways is activated by movement, i.e. comes on as soon as you enter and goes off when you leave an area. This also covers your private garage area.



There is a factor in place, which is approximately £130.00 per month. This covers your building insurance, lighting, external grounds, and a cleaner comes once per week to clean and Hoover the stairwells.

Within walking distance, you have access to amazing restaurants, bars, and coffee shops. Falkirk boasts a fantastic range of individual retailers, from organic foods, antique dealers, homeware, and the best little lady's clothes shops. It is like an Aladdin's cave, for us ladies.

Calendar Park is also close by and is great for running, dog walking and just generally enjoying the outdoor life.

Transport links are close by and will give you speedy access to the capital and Glasgow. You have the choice of Falkirk High Station and Grahamstown, train stations which run express trains to Edinburgh and Glasgow along with frequent services to Linlithgow, Stirling and Larbert.

You will not find a more outstanding apartment with these views, standard of finish and room sizes within Falkirk, it is a true credit to the current owners and is in turnkey condition throughout.



#### ITEMS INCLUDED WITHIN THE SALE

All window blinds

All Light fittings

A tall integrated Fridge Freezer

Integrated Washing Machine

Stainless Steel finish electric Oven

Large feature chrome and glass Extractor

Five burner Stainless Steel finish Gas Hob

Wall Mirrors to wet areas

TV bracket to lounge

TV Bracket to Master bedroom

#### Lounge/Dining/Kitchen

21'7" x 29'7"

#### Master Bedroom

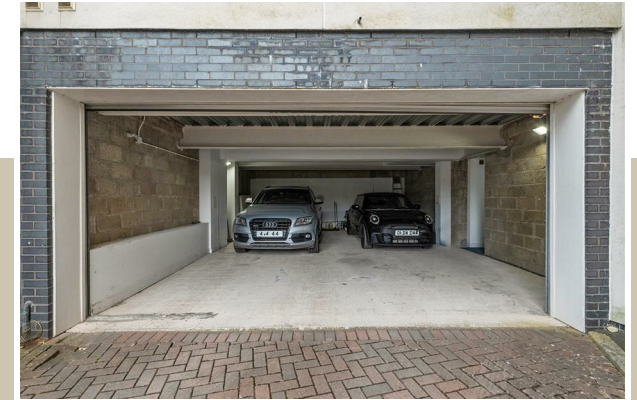
15'3" x 8'0"

#### Master En-suite

6'8" x 6'4"

#### Bedroom Two

11'2" x 9'6"



- Outstanding "Penthouse Apartment"
- Dressing area to Master suite
- Excellent storage throughout
- Lift access
- Private triple Garage
- Gas Central heating
- Boiler replaced approximately four years ago
- Breathtaking panoramic views
- Residents parking to the rear
- Council Tax Band E

#### Bedroom 2 En-suite

7'3" x 4'3"

#### Bedroom 3

9'1" x 10'2"

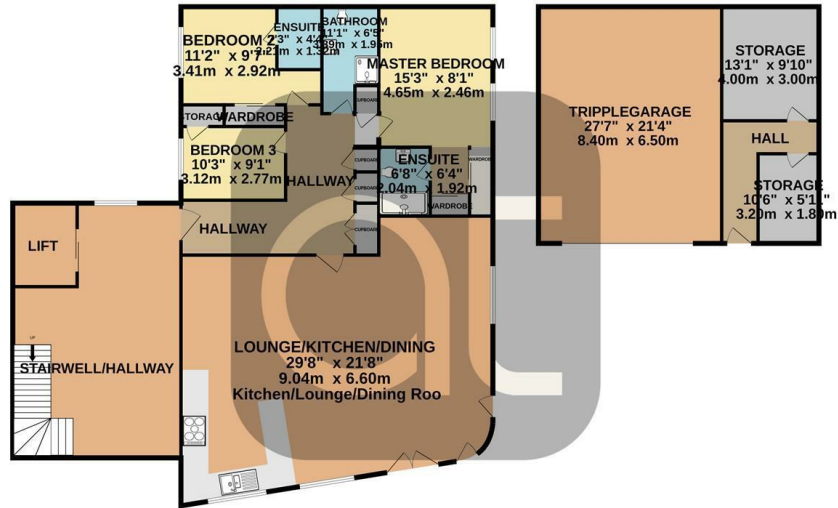
#### Bathroom

11'1" x 6'0"

#### Triple Garage



GROUND FLOOR



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Viewing strictly by appointment with the Agent.



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