



Mcdonald Crescent
Falkirk FK2 9FN

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



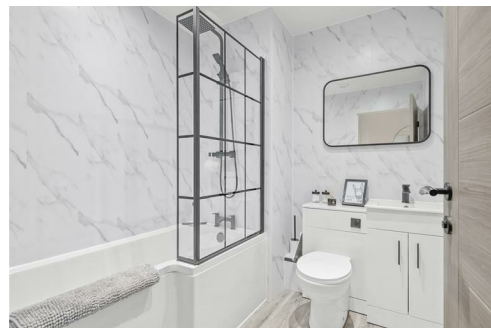
Alexander Taylor is delighted to bring to the open market, this outstanding top floor "Penthouse Apartment, set within walking distance, you have access to amazing restaurants, bars, and coffee shops. Falkirk boasts a fantastic range of individual retailers, from organic foods, antique dealers, homeware, and the best little lady's clothes shops. It is like an Aladdin's cave, for us ladies. Transport links are close by and will give you speedy access to the capital and Glasgow. You have the choice of Grahamstown and Larbert, train stations which run express trains to Edinburgh and Glasgow along with frequent services to Linlithgow, Stirling and Larbert.

Now let us see all this stunning home has to offer.



When our client purchased the property, by that point it was around seventeen years old, so as you can imagine, there would be, upgrading required throughout. He has taken on the job of completely refurbishing the property, except for the kitchen. What he has created is a modern, bright and energy efficient home. He has re-placed the boiler, installed a full new en-suite and bathroom, changed all the internal doors to include skirtings and facings. He has partially floored the loft and installed a loft ladder, for ease of access and all radiators have been installed, throughout. The en-suite and bathroom radiators are a modern, black, to complement the black accents to both rooms.

As you will see from the floor plan, all rooms are spacious, with the overall floor area being sixty-five square meters / 699 square foot, which is larger than some houses.



The lounge has a lovely feature of double French Doors, ideal for sitting of an evening, enjoying the views across to the Forth & Clyde Canal, your own little oasis, so peaceful. The kitchen will come complete with all the appliances t include the free-standing Fridge Freezer and washing Machine, both of which are around three years old.



The master bedroom benefits from fitted wardrobes and an ensuite, which is fitted with a "Thermostatic shower," which allows for a far better pressure to your shower, than an electric shower. There are also feature vanity units fitted. The bathroom offers a white three-piece suite, over the bath "Thermostatic Rain shower" and vanity units, but these rooms are stunning. Bedroom two is a large double bedroom, which can easily double up as a bedroom and office.

On a more practical level the heating is by way of gas boiler and there is a hive heating system in place, where you can control the heating from an app on your phone. All windows are of a good quality UPVD double glazed units. There are two large storage cupboards within the hallway and there is access to the loft for further storage. Externally the stairwell is carpeted, and the building is factored, which will cover your building insurance, a weekly cleaner and the grounds being maintained. The monthly factor fee is around £50.00 per month, this may vary depending on what work is carried out throughout the year. There is a video entry system, to enter the building. Parking is by way of residents parking to the front of the building.



Item included within the sale are:

- All flooring
- All Window Blinds
- All Light Fittings
- Electric Oven
- 4 Burner Gas Hob
- Extractor
- Free standing Washing Machin
- Tall Fridge Freezer

Lounge
13'11" x 12'1"

Kitchen
8'5" x 7'4"

Master Bedoom
10'1" x 9'9"



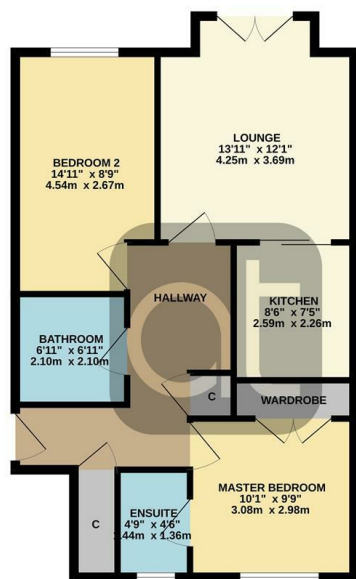
- Outstanding Penthouse Apartment
- Town centre within a few minutes walk
- New En-suite and Bathroom fitted
- All internal doors, skirtings and facings have been replaced
- Loft is partially floored with loft ladder
- New boiler installed along with all new radiators
- All appliances will be included within the sale
- Double French doors which over look the Forth & Clyde Canal
- Close to train station

En-suite
8'0" x 4'5"

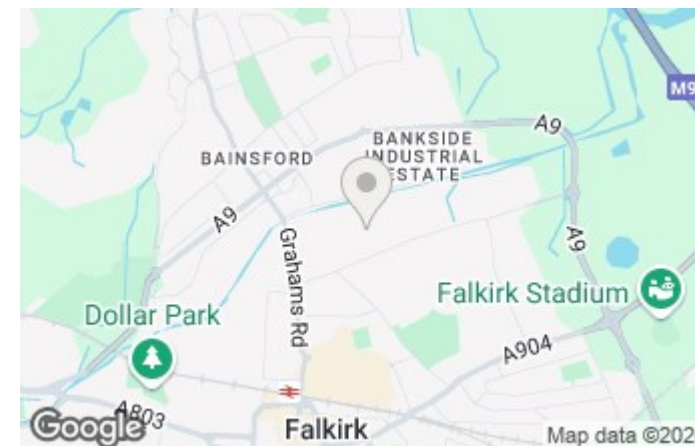
Bedroom Two
14'10" x 8'9"

Bathroom
6'10" x 6'10"

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no warranty is given for their operation or efficiency over time given. Made with Metaphor 02/24



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 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.

Viewing strictly by appointment with the Agent.



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