



Riverview Gardens
Falkirk FK2 7FY

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



Alexander Taylor is delighted to bring to the open market, this spacious three-bedroom semi-detached villa, which will come complete with an en-suite to the master bedroom and a single integrated garage. EPR: C 76 Square Meters 818 Square Foot

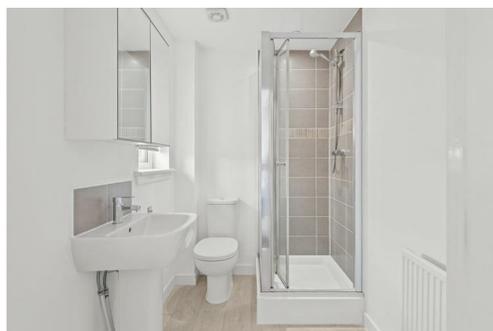
This super home, is set within the extremely popular location, known locally as New Carron Village. The property was completed in 2017, "Persimmon Homes" and offers an over all floor area of seventy-six square meters/ 818 square foot of space, this does not include your garage space.

New Carron Village is a modern estate of comparable properties and has become a desirable location, to live. You will find that you are on the edge of open countryside, which is simply great for walking your dog, running or just a quite walk to enjoy the great outdoors. Close by you will find a CO-OP, Liddel and Greggs, there is also a chemist, all of which serve your daily needs. The larger town of Falkirk is only a short drive, where you will find a great mix of shops including high street names and a considerable number of independent boutiques and coffee shops, it is a wonderful place to live.



Internally, the subjects offer spacious accommodation throughout, finished in a modern theme. As you will see from the floor plan, the lounge is situated to the rear, which is ideal for privacy. The dining kitchen is finished with a modern unit and co-ordination work surfaces. The appliances that will form part of the sale are, an electric Oven, four burner gas hob and a feature canopy style extractor, all of which are in a stainless-steel colour. There is space for a free-standing fridge freezer and washing machine. There is space for a breakfasting suite. Access to the rear gardens is off the kitchen.

The upper accommodation offers a spacious master bedroom complete with en-suite. Bedroom two is a full double bedroom, and bedroom three is a smaller double bedroom.





To conclude this property internally you will find the family bathroom, which is fitted with a white three-piece suite.

On a more practical bases, the heating is supplied by a gas fired system. The windows are UPVC double glazed units. There is a storage cupboard whining the entrance hallway, ideal for your, Hoover etc. There is a storage cupboard within the upper hallway and a further one within the master bedroom.

Externally there is a small front garden with is finished with lawn. The rear gardens are lawn with a small patio area. We should point out that there are no properties to the rear, giving you a great degree of privacy. The rear gardens are of a westerly aspect, ideal for late afternoon early evening sunshine.



Items Included within the sale are:

All Flooring

All Window blinds

Electric single Oven

Four burner Gas Hob

Integrated Extractor

Lounge
10'1" x 16'4"

Dining Kitchen
7'7" x 10'10"

WC
3'0" x 6'7"

Master Bedroom
11'5" x 13'4"



- Highly sought after location
- Lovely open outlook to the front
- Generous sized Dining Kitchen
- Lounge situated to the rear
- WC off hallway
- Master bedroom complete with en-suite bathroom
- Thermostatic Shower to En-suite
- Generous south west facing rear gardens
- Private double driveway
- Great additional son street parking

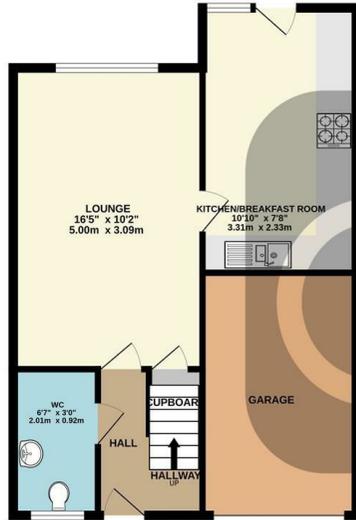
Bedroom Two
7'8" x 8'11"

Bedroom Three
8'11" x 9'8"

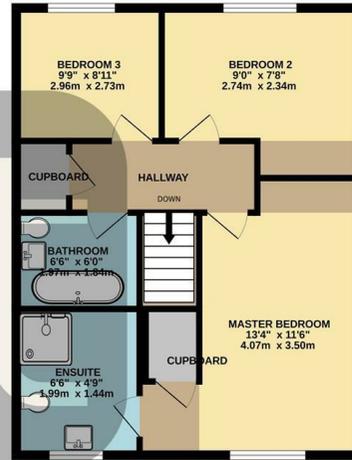
En-suite
4'8" x 6'6"

Bathroom
6'0" x 6'5"

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 sq.m.) approx.

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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Estate Agents
alexander taylor
The Property Boutique

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

info@alexander-taylor.co.uk
https://www.alexander-taylor.co.uk