



Rose Hip Crescent
Larbert FK5 4ZP

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



Welcome to this larger style three bed end terraced villa, which is situated within the highly sought after location within "Kinnaird Village". The subjects were built in 2017, this modern property boasts an outstanding standard throughout, making it an ideal home for families and professionals alike.

The property is set to offer ease of access to Kinnaird primary school and all local amenities such as, "Sainsburys local," the best wee coffee house and the newly opened "Kinnaird butchers," where you will never be stuck for dinner again. You will also find that you are minutes away from open countryside, which is ideal for lovely walks, running or just enjoying the great open space. There are several playparks within the area, a beautiful pond and as mentioned the views from this particular property are just outstanding. We should also point out that motorway connections are close by and offer speedy access to Glasgow, Edinburgh, Perth, and Stirling. Larbert train station is a short drive and offers free park and ride facilities.

Let us now see what this super home has in store.

Upon entering, you will find a spacious, hallway which gives access to the WC, main lounge, and access to the upper floor. The lounge offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. With three bathrooms, including en-suite facilities, convenience and comfort are assured for all residents.

One of the standout features of this property is the beautiful dining kitchen, which is designed to be both functional and stylish. The kitchen is equipped with modern appliances and includes French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.



The rear gardens are fully landscaped to provide a tranquil outdoor space for relaxation and recreation. Whether you wish to enjoy a morning coffee or host summer barbecues, this garden is sure to impress.

Additionally, you will find two allocated parking spaces to the front and an electric car charger, which, is a great asset, to this home. Situated to offer ease of access to "Kinnaird Primary School" this home is perfect for families seeking access to quality education.

In summary, this end-terrace house presents a wonderful opportunity to acquire a modern, well-appointed home in a prime location. With its outstanding features and proximity to local amenities, it is not to be missed.

Items included within the sale are:

- All flooring
- All window blinds
- All light fittings
- Single electric oven
- Four burner stainless steel finish gas Hob
- Integrated extractor
- Free standing washing machine
- Free standing fridge freezer
- Free standing dish washer
- All curtain poles
- Electric car charger
- Garden shed
- Loft partially floored

- Highly sought after location
- Located to offer open views to the rear
- No properties over looking you to the rear
- Larger sized three bedrooms
- Master bedroom with en-suite
- Fitted robes to Master bedroom
- Outstanding Family/Dining/Kitchen
- Fridge Freezer, Dish Washer and washing machine will all form part of the sale
- Electric car charging unit
- Council Tax Band: D

Lounge
11'7" x 14'9"

Dining Kitchen
8'10" x 15'1"

WC
3'1" x 6'4"

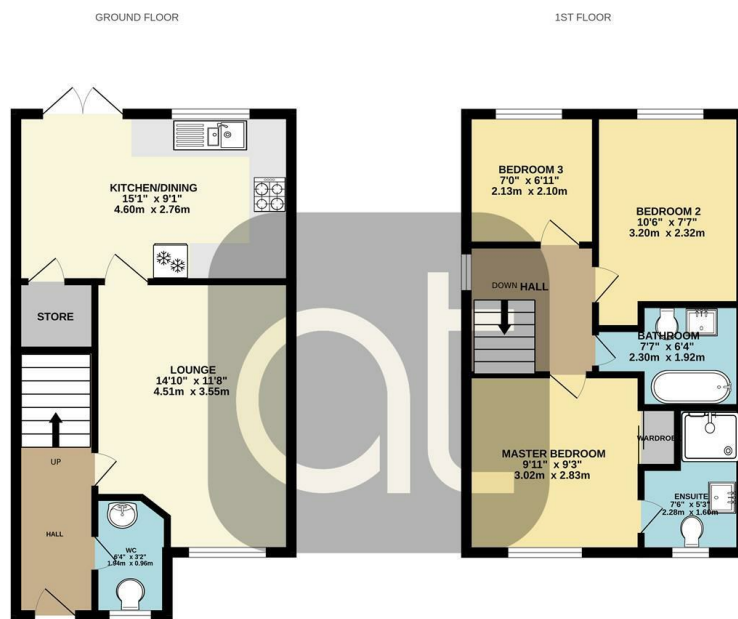
Master Bedroom
9'10" x 9'3"

Master En-suite
5'1" x 7'5"

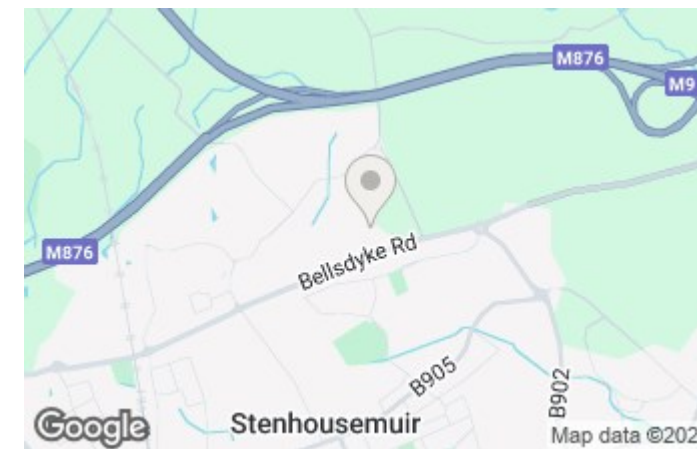
Bedroom Two
7'7" x 10'5"

Bedroom Three
6'10" x 6'11"

Family Bathroom
6'2" x 7'6"



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