



Sisman Place
Larbert FK5 4XJ

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



Outstanding true family home, offering, two public rooms and an extended mono block driveway. You will find a newly fitted four-piece bathroom and newly fitted en-suite. Three bedrooms will come complete with fitted robes and there is super dining kitchen, complete with all integrated appliances. The rear gardens offer a minimal maintenance option due to large area of astro turf, and an extended patio area. The rear gardens are of a south aspect. E I#ntern

The property is set within a highly desirable location, known locally as "Kinnaird Village. We should point out that Kinnaird Primary School, is only a few minutes' walk, making it an ideal location should you have children, the school run, let me tell you will be a breeze. You will also find a Sainsburys local, the best wee coffee house and the newly opened "Kinnaird butchers," where you will never be stuck for dinner again. You are within minutes to open countryside, which is ideal for lovely walks, running or just enjoying the great open space. EPR

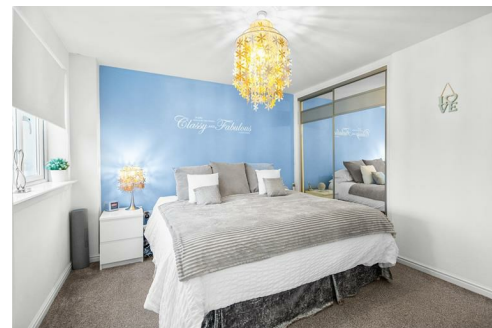
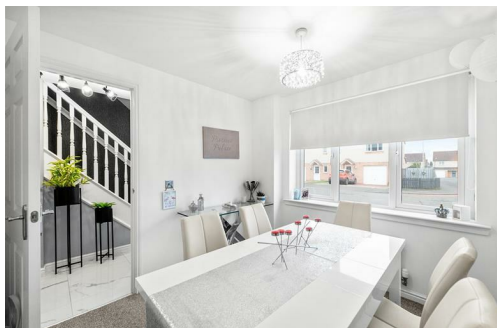


Let us now see what this super home has in store.

Nestled in the highly sought-after location of Sisman Place, this impressive, detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space and convenience.

Upon entering, you will find a spacious hallway which gives way firstly to your dining room, which could be an at home office or a great area to give the kids their own space for toys etc. The lounge is spacious and features double french doors, which give access to the rear gardens, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the breakfasting kitchen, which comes complete with all integrated appliances, making meal preparation a delight. The newly fitted four-piece bathroom and en-suite add a touch of luxury, ensuring that every family member has their own private sanctuary





Externally you will find spacious rear gardens, which benefit from an extensive lawn area which has been fitted with Astro turf, making it an ideal minimal maintenance garden. There is also a patio area offering space for al fresco dining or just enjoying the summer sunshine. There is a single integral garage. Our client has opted to extend the driveway with a modern mono block, which gives way for parking for up to four cars, ideal if like our client you have adult children with cars.

This is a super true family home, fantastic location, fantastic room sizes and great outdoor space. The enhancements that our client has carried out, make for a modern home, with up-to-date features and we should add this home is immaculate throughout.

This home is not just a place to live; it is a lifestyle choice in a community that offers both tranquillity and accessibility. With its modern features and prime location, this property is a must-see for anyone looking to settle in Larbert. Do not miss the opportunity to make this stunning house your new home.



Items included within the sale are:

All Flooring
All Window Blinds
All Light Fittings
A Tall Integrated Fridge Freezer
Integrated Dish washer
Integrated Washing Machine
5 Burner stainless steel finish Hob
Extractor
Double electric Oven
Illuminated mirrors to Bathroom and En-suite

Lounge
11'1" x 15'9"

Dining Room
8'7" x 8'2"

W C
3'1" x 5'11"

Master Bedroom
9'10" x 12'6"

Master En-suite
4'6" x 11'11"



- Highly sought after location
- Set within minutes walk to Kinnaird Primary School
- Larger room sizes throughout
- Two public rooms
- Breakfasting Kitchen
- All integrated appliances will form part of the sale
- Stunning newly fitted en-suite bathroom
- Newly fitted bathroom, with bath, large 1600 shower and vanity units
- Master bedroom and bed two and three have fitted robes
- Extended mono block driveway to accommodate four cars

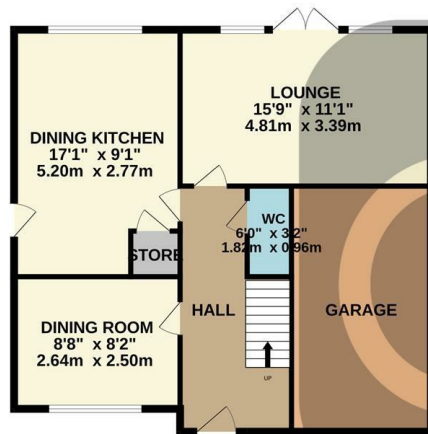
Bedroom Two
7'9" x 13'11"

Bedroom Three
9'1" x 10'5"

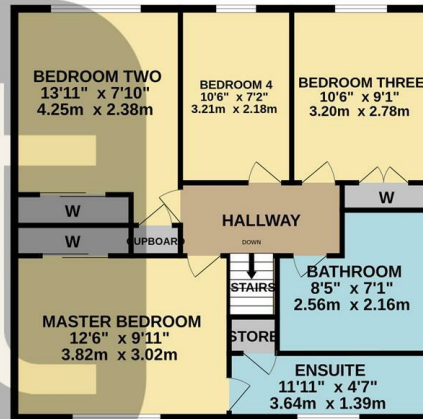
Bedroom Four
7'1" x 10'6"

Bathroom
7'1" x 8'4"

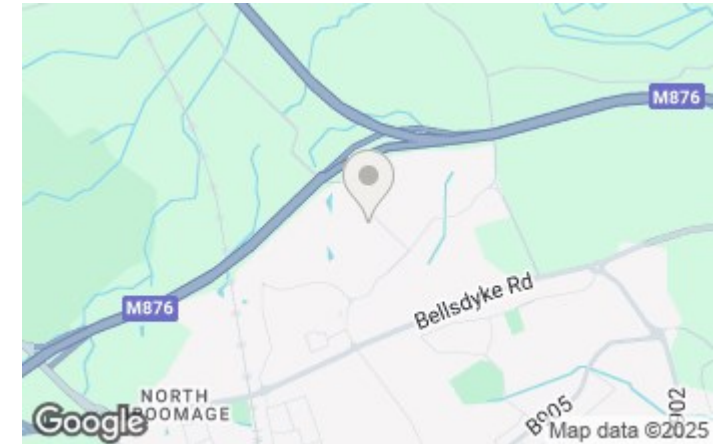
GROUND FLOOR



1ST FLOOR



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