



Mcinally Crescent  
Falkirk FK2 7GY

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



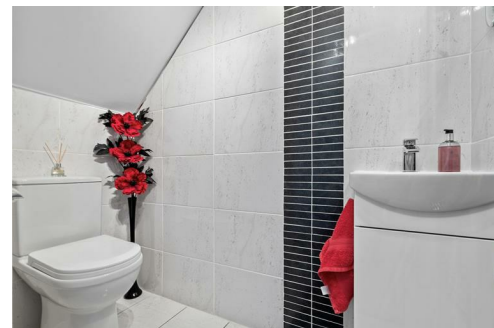
Alexander Taylor is delighted to bring to the open market, this rarely available, four bedroom detached villa, completed by "Persimmon Homes" in 2006. This beautiful home offers, two public rooms, newly fitted kitchen, separate utility room and four double bedrooms. The family bathroom is fitted with a four-piece suite and the master en-suite has also been replaced. The rear gardens have also been fully landscaped and there is a double driveway and an integral single garage. Offered to the market in immaculate condition throughout, we promise given this homes location and exacting finish throughout you will not be disappointed.

Now let us have a little closer look at what is on offer in this super home:



The subjects are nestled in the highly sought-after McInally Crescent, which is set within the very popular location known locally as, "New Carron Village", this stunning, detached home offers a perfect blend of comfort and modern living. Spanning an impressive 1,130 square feet, the property boasts four spacious double bedrooms, two of which are equipped with fitted wardrobes, providing ample storage for your belongings.

The heart of the home features two inviting reception rooms, you will find a spacious lounge, which is situated to the rear, double french doors, give access to the rear gardens, which is ideal for both relaxation and entertaining guests. The dining room could be used in so many ways, a home office, playroom, or a further TV room. The newly fitted kitchen is a delightful space and will come complete with all the integrated appliances. A separate utility room adds to the practicality of daily living. The property also includes three well-appointed bathrooms, the family bathroom is fitted with a four-piece suite, ensuring convenience for families or guests alike.





One of the standout features of this residence is its picturesque open country views at the front, allowing you to enjoy the beauty of nature right from your doorstep. For those who appreciate outdoor activities, the area offers great country walks, making it a perfect retreat for nature lovers. Additionally, you will find that Falkirk town centre is just a few minutes' drive away, providing easy access to a variety of shops, restaurants, and amenities.

Parking is a breeze with space for up to two cars, ensuring that you and your guests can come and go with ease. The property is further enhanced by fully landscaped gardens, creating a serene outdoor space for relaxation or entertaining. With a newly fitted boiler and en-suite, this home is ready for you to move in and enjoy.

In summary, this stunning, home on McInally Crescent is an exceptional opportunity for those seeking a family home in a tranquil yet accessible location. Do not miss your chance to make this charming property your own.



Items included within the sale are:

- All Flooring
- All Window Blinds
- All Curtain Poles
- TV bracket to lounge
- Feature fire surround and electric fire
- Integrated tall Fridge Freezer
- Integrated Microwave
- Single electric Oven
- Four burner Induction Hob
- Feature black glass Extractor
- Free standing Washer Drier (6 years old, sold as seen)
- Feature wall mirror to WC
- Large insert mirrors to main bathroom and en-suite
- CCTV to include TV unit
- Newly installed alarm system (2024)
- Office Furniture
- External lighting to soffits front, side and rear

**Lounge**  
14'05" x 15'06"

**Dining Room**  
9'8" x 9'5"

**Kitchen**  
10'08" x 9'06"

**Utility Room**  
6'06" x 5'05"

**W C**  
6'05" x 3'01"



- Highly sought after location
- Open country views to front
- Immaculate condition throughout
- Kitchen was replaced three years ago and will include all integrated appliances
- Boiler was replaced, two years ago and has the balance of three years on the warranty
- En-suite was replaced, approximately five years ago
- The loft is partially floored
- CCTV will be included within the sale
- Newly fitted alarm system 2024
- Council Tax Band is F

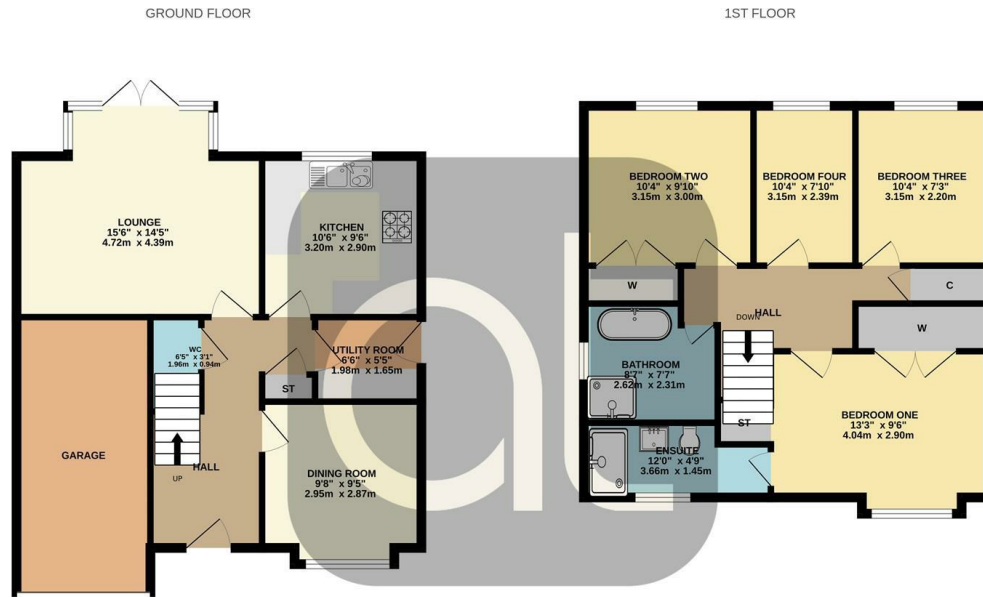
**Master Bedroom**  
13'03" x 9'06"

**Master En-suite**  
12'00" x 4'09"

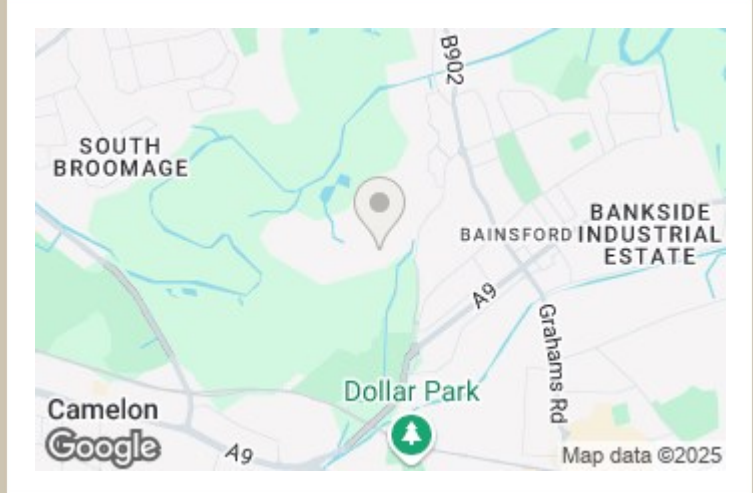
**Bedroom Two**  
10'04" x 9'10"

**Bedroom Three**  
10'04" x 7'03"

**Family Bathroom**  
8'07" x 7'07"



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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Viewing strictly by appointment with the Agent.



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