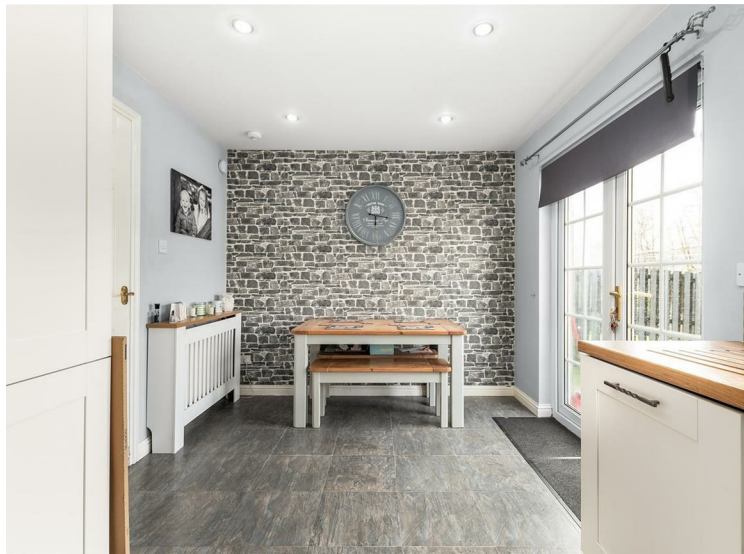




Macdonald Court  
Larbert FK5 4FR

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 bedroomed semi-detached villa, with an internal floor area of 839 square foot. This seldom available larger style home is indeed a rare find and is set, within a highly desirable location, known locally as "The Inches." The property was an original "Bett Home" and as such the standard of build and finish, gave way to a superior build quality and larger room sizes throughout, something that sadly we no longer see within new build properties. EPR: C

Please note that "Kinnaird Primary school" which offers a separate nursery facility and out of school club, is within, minutes' walk. You will also find a Sainsbury Local, Dentist, the best wee coffee house, where the cakes and food are amazing and just wait to you see what "Kinnaird Butchers" has to offer, it is an award-winning butcher of a quite different kind.

Now let us have a closer look at what is on offer:

The subjects are set within a small cul-de-sac of comparable properties, although has the enviable position of having a southwest facing rear garden. It has long been a must have to have a south facing garden, and only those who have experienced this will confirm, you lose the evening sun, however the southwest garden, gives you later morning sun right up until the sun sets, making for an ideal garden for entertaining and being able to enjoy the sunshine of an evening.

Moving on, internally you will find, a spacious lounge, large dining kitchen, complete with "French Doors." All integrated appliances will form part of the sale. There is a generous sized dining area, which can accommodate a family sized dining suite. The upper accommodation offers, three larger sized bedrooms, two of which have fitted robes. To conclude this super home internally you will find a downstairs WC and a three-piece bathroom, complete with a shower over the bath.



Externally, the front and rear gardens are finished with lawn, and you have your own private driveway to the side of the property.

Finally, this is a rare opportunity to acquire a generous sized family home, set within a close community, with all local amenities within walking distance and offering speedy access to Glasgow and Edinburgh, Larbert train station and Forth Valley Royal Hospital, making for the perfect home, and not forgetting your investment growth is one that you will be hard to find out with the area.

Items included within the sale are:

- All Flooring
- All Window blinds
- Tall integrated Fridge Freezer
- Integrated Dish Washer
- Electric Over
- Newly fitted five burner Hob

**Lounge**  
12'3" x 15'10"

**Dining Kitchen**  
9'2" x 15'2"

**WC**  
2'11" x 6'5"

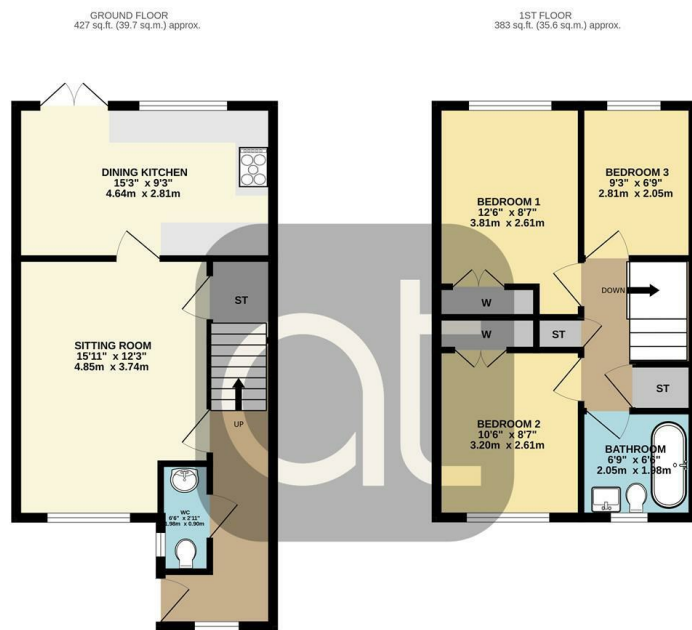
**Master Bedroom**  
8'6" x 12'5"

- Highly sought after location
- Close to Kinnaird Primary School
- Larger room sizes throughout
- French doors leading off of dining area of kitchen
- All Integrated appliances will form part of the sale with the exception of the washing machine
- Master bedroom and bedroom two benefit from fitted wardrobes
- Generous storage throughout
- rear gardens are of a highly desirable south west aspect, perfect for watching the sun go down
- Overall floor area: 839 Square Foot/ 78 Square Meters
- Council tax Band: D

**Bedroom Two**  
8'6" x 10'5"

**Bedroom Three**  
9'2" x 6'8"

**Bathroom**  
6'5" x 6'8"



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.  
 Made with Metreplex (2025)



**Disclaimer**

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.



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>