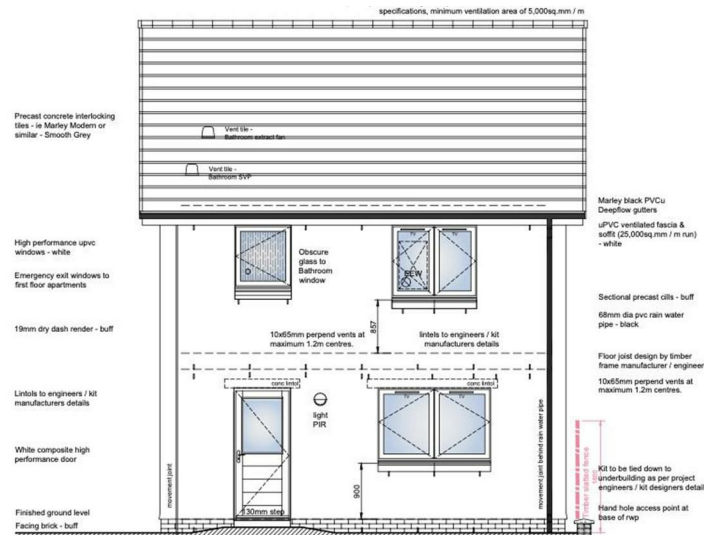




Muirhall Road
Larbert FK5 4RG

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



Nestled in the highly sought-after area of Muirhall Road, Larbert, this exceptional development site presents a remarkable opportunity for those looking to create their dream home. Spanning an overall plot size of 244 square meters (approximately 2626 square feet), this property has full planning permission and a building warrant approved for a stunning three-bedroom detached villa. The proposed design boasts a total internal floor area of 88 square meters (around 947 square feet), providing ample space for comfortable living

PLANNING REF: P/17/0096/PPP

The proposed design boasts a total internal floor area of 88 square meters (around 947 square feet), providing ample space for comfortable living. The layout includes a welcoming reception room, three well-proportioned bedrooms, and two modern bathrooms, ensuring that every family member has their own sanctuary.

For convenience, the site features a private driveway with parking for two vehicles, making it easy for residents and guests alike. The location is particularly advantageous, as it is within walking distance to Larbert train station, offering excellent transport links, and the Forth Valley Royal Hospital, which is ideal for healthcare professionals or those seeking proximity to medical facilities.

This development site is not just a piece of land; it is a canvas for your vision, set in a vibrant community that combines the charm of suburban living with the convenience of urban amenities. Whether you are an investor or a family looking to build a bespoke home, this property is a rare find in a desirable location. Don't miss the chance to make your mark in Larbert.

Nearby transport:

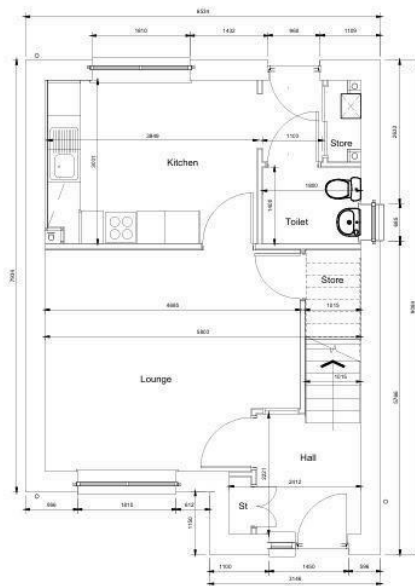
Larbert train station (0.5 miles)
Camelon train station (1.7 miles)
Falkirk Grahamston train station (2.6 miles)
Edinburgh Airport (19.3 miles)
Glasgow Airport (25.4 miles)
Glasgow Prestwick Airport (46.2 miles)
Rosyth Ferry Terminal (15.5 miles)
South Queensferry Ferry Landing (17.7 miles)
Glasgow Central Station Bridge Ferry Landing
(20.1 miles)

Nearby schools:

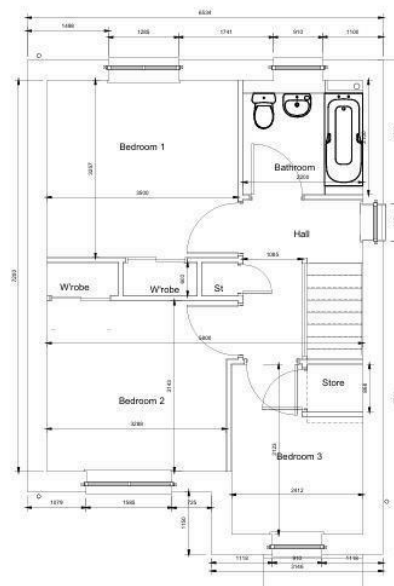
Larbert Village Primary School (0.5 miles)
Stenhousemuir Primary School (0.7 Miles)
Kinnaird Primary School (0.8 miles)
Larbert High School (1.3 miles)
St Mungo's RC High School (2.3 miles)

Please note distances are approximate

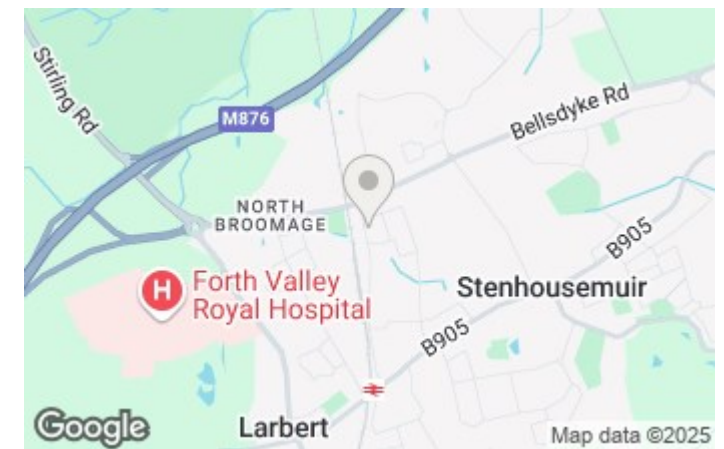
- Sought after location
- Walking distance to Larbert train station
- Generous plot
- Close to all local amenities
- Easy access to Glasgow, Edinburgh and Stirling motorway connections
- Minutes from Kinnaird village primary school



GROUND FLOOR PLAN



FIRST FLOOR PLAN



rightmove

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
THE PROPERTY OMBUDSMAN

OnTheMarket.com

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Viewing strictly by appointment with the Agent.



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