



Crawhall Place
Larbert FK5 4GD

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



Alexander Taylor is super delighted to bring to the open market this larger sized three bedroom detached villa, which is situated within a highly desirable location. The standard of finish to this home is seldom seen in today's market, it is in immaculate condition throughout. The current owner has made improvements to the property over a period to include a new boiler which replaced in 2020. There has been a new alarm system, fitted in 2018. The En-suite bathroom has had the shower enclosure replaced, along with a new thermostatic shower and glass doors. The garage door was replaced in 2023 with an electric remote-control door, making for great convenience on arrival home. Finally, the loft has been partially floored, and a loft ladder has been fitted, making for ease of access. EPR:C

Now let us see what this beautiful home has to offer:

Nestled in the charming area of Crawhall Place, Larbert, this outstanding detached house offers a perfect blend of modern living and convenience. Built in 2005, the property spans an impressive 1,044 square feet and is presented in immaculate condition throughout, making it an ideal family home.



Upon entering, you will find a welcoming reception room, which is open plan to your dining room, this sets the tone for the rest of the house. The generous sized breakfasting kitchen will come complete with all appliances, including the free-standing appliances. Off the kitchen you gain access to the garage, which has been internally finished, painted white and new flooring fitted. The utility area is within the garage.

The upper accommodation offers, three well-proportioned bedrooms, each equipped with wardrobes, ensuring ample storage space for all your needs. The master bedroom features a newly refurbished en-suite bathroom, completed in 2022, providing a private sanctuary for relaxation.

With three bathrooms in total, including the en-suite, this home is designed to accommodate family life comfortably.





The newly fitted electric garage door adds a touch of modern convenience, while the new alarm system and front door enhance security and peace of mind.

For those who commute, the property is just a few minutes' walk to Larbert train station, offering excellent transport links to nearby towns and cities. Larbert main street offers a great mix of shops, chemist, post office and amazing restaurants and if you are partial to getting to know the locals and a wee dram, well "The station Hotel" is the place to be.

Externally you will find generous sized front and rear gardens. Additionally, there is parking available for up to two vehicles, making it easy for family and friends to visit.

This delightful home is perfect for families seeking a blend of comfort, style, and practicality in a sought-after location. Do not miss the opportunity to make this exceptional property your own.



Items included within the price are:

All Flooring
All Light Fittings
All Window Blinds
Tall free standing Fridge Freezer
Free standing silver finish Dish Washer
Stainless steel finish "Canopy" style Extractor
Four burner stainless steel finish "Gas Hob"
Free standing Washing Machine (within garage)
Shelving to garage
TV bracket to bedroom two
Wall mirror to upper hallway
Garden shed
Alarm system

Lounge/Dining Room
13'4" narrows to 9'0" x 24'10"

Kitchen:
11'1" x 12'7"

Garage/utility:
8'1" x 19'7"

WC:
3'0" x 5'4"



- Larger sized 3 bed Detached villa, covering 1044 square foot/ 97 square meters
- Larger bedroom sizes
- Master Bedroom complete with newly fitted en-suite
- outstanding Lounge open plan to dining area,, with patio doors leading to rear gardens
- Access to garage off of kitchen, complete with utility area
- Garage has been fully finished to include new flooring
- Newly fitted "Electric garage door"
- Boiler replaced in ay 2020
- New front door and new alarm system installed
- Minute walk to Larbert train station

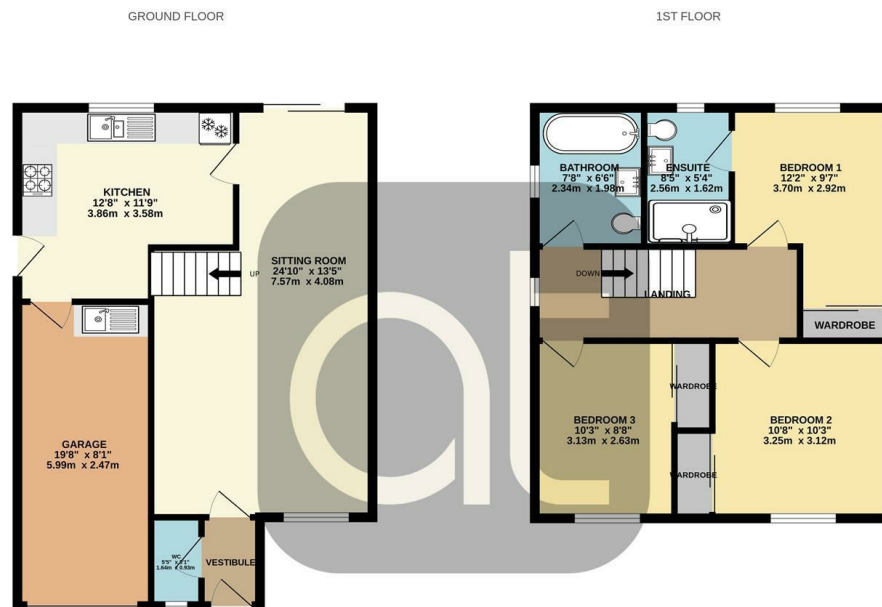
Master Bedroom:
9'6" x 12'1"

En-suite:
17'8" x 27'10"

Bedroom Two:
10'2" x 10'7"

Bedroom Three:
8'7" x 10'3"

Bathroom: 1.98 x 2.34



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.
Made with Metropix ©2025



rightmove

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
THEPROPERTYOMBUSMAN.CO.UK

OnTheMarket.com

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