



James Short Park  
Falkirk FK1 5EB

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



Outstanding and in immaculate condition. This larger sized ground floor apartment is situated within a highly desirable location offering a great level of convenience, for commuters. Falkirk High station is within walking distance as is Comely Park Primary School. Offered to the market in pristine condition throughout and will come complete with all appliances. The décor is modern and bright throughout. The boiler was replaced in January 2021. This is one not to be missed, if you are looking, for your perfect home in a perfect location, where you can catch the train, walk into Falkirk, where there are fantastic eateries, boutiques, and individual retailers. EPR: C

Now let us have a look at what this little gem has to offer.

Firstly, we would like to bring to your attention, that the lounge window, overlooks a lovely peaceful open green space, where you will find open paths leading to, beautiful walks.



This well-presented home features a generous living/dining room which overlooks the open park land, just perfect for relaxing or entertaining. The modern kitchen is super spacious and can easily accommodate a dining suite. All appliances will form part of the sale. Both the primary bedroom and bedroom two are full double bedrooms, with the primary bedroom benefiting from an en-suite bathroom. To conclude this property internally you will find the family bathroom which is fitted with a white suite and vanity unit.

On a more practical level the heating is, by a gas fired system. Our client has replaced the boiler in 2021. There are two large storage cupboards within the hallway and both bedrooms have fitted robes. There is a security entry system.

Externally, residents benefit from private parking and access to beautifully landscaped communal grounds. Nature lovers will love the park right next to the building, perfect for morning walks, dog walks of just enjoying the open green space.





The property is ideal for first time buyers, or someone looking to move to something smaller, with less maintenance, a headache we all have no time to catch up on.

A fantastic opportunity to get on the property ladder in a central and desirable area.

To arrange a viewing or for more details, please contact ...

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Email: [info@alexander-taylor.co.uk](mailto:info@alexander-taylor.co.uk)



Items included in sale:

- All flooring
- Integrated tall freezer.
- Single electric oven
- Four burner hob
- Canopy style extractor
- Free standing washing machine (sold as seen)
- Mirrored cabinet within ensuite

**Lounge/Dining Room:**

14'2" x 15'2"

**Breakfasting Kitchen:**

8'2" x 11'1"

**Master Bedroom:**

9'7" x 11'1"



- Stunning location, overlooking park
- internal floor area is 688 square foot/ 64 square meters
- Immaculate condition and in move in condition
- Master bedroom complete with En-suite bathroom
- Spacious Lounge/dining room
- Kitchen will come with all appliances (free standing appliances sold as seen)
- Bedroom two is a full double bedroom
- Excellent storage throughout
- Walking distance to Falkirk High train station
- Gas Central heating

**En-suite:**

8'2" x 13'2"

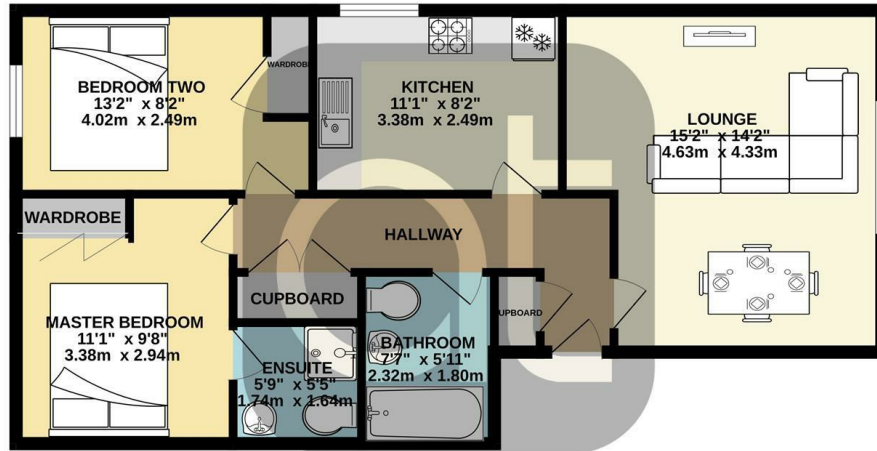
**Bedroom Two:**

8'2" x 13'2"

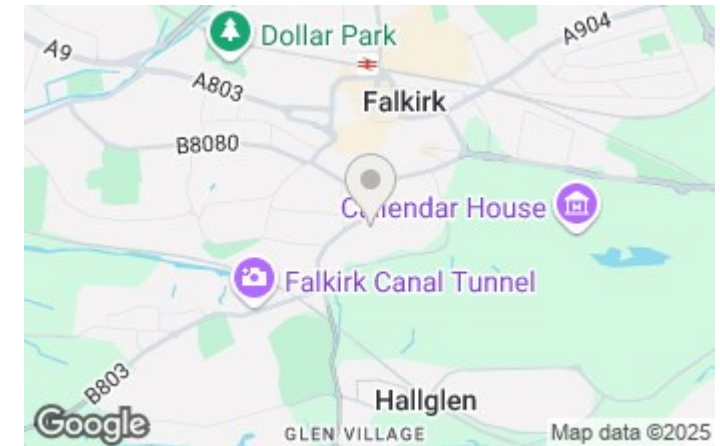
**Bathroom:**

5'10" x 7'7"

## GROUND FLOOR



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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