



Balfour Crescent  
Larbert FK5 4BB

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





Super two double bedroom lower cottage flat, situated within minutes of Larbert Train Station and only a short drive to Forth Valley Royal Hospital. The accommodation offers a generous sized lounge, two full double bedrooms and breakfasting kitchen, complete with all appliances. There is also a family bathroom with an overhead shower and excellent storage throughout. Externally, you will find your own private gardens and on street parking, although the front garden could be modified to provide a private parking space. The overall internal floor area covers 688 square foot. EPR: D

Alexander Taylor is delighted to bring to the open market, this super two double bedroom lower cottage flat, situated within the highly sought after area of Larbert.



Now let us take a closer look at all that is on offer:

Nestled in the highly sought-after location of Balfour Crescent, Larbert, this charming house offers a delightful blend of comfort and convenience. Spanning an impressive 688 square feet, the property features two full double bedrooms, and a spacious reception room, perfect for both relaxation and entertaining. The breakfasting kitchen will come complete with all appliances; there is space for a small breakfast type table. The elevated ceiling heights throughout the home create an airy and inviting atmosphere, enhancing the sense of space.

The property boasts a well-appointed bathroom, which is fitted with a white suite along with a "Thermostatic" shower and glass screen, ensuring that all your needs are met.



Outside, you will find private gardens that provide a tranquil retreat, ideal for enjoying the outdoors. Additionally, on-street parking is available, with the potential to open the front garden to create your own dedicated parking space.



Location is key, and this home is just a short walk from Larbert train station, making it an excellent choice for commuters. Furthermore, it is conveniently located near the Forth Valley Royal Hospital, adding to its appeal for healthcare professionals or those seeking proximity to essential services.

This property presents a wonderful opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. Whether you are a first-time buyer or seeking a comfortable home in a desirable area, this house on Balfour Crescent is not to be missed.



Items included within the sale are:

All Flooring  
All Window Blinds  
All Light fittings  
Free standing Washing Machine  
Free standing Fridge Freezer  
Double electric Oven  
Four burner electric Hob and extractor

**Lounge:**  
12'0" x 14'8"

**Kitchen:**  
7'9" x 12'4"

**Master Bedroom:**  
11'1" x 12'9"



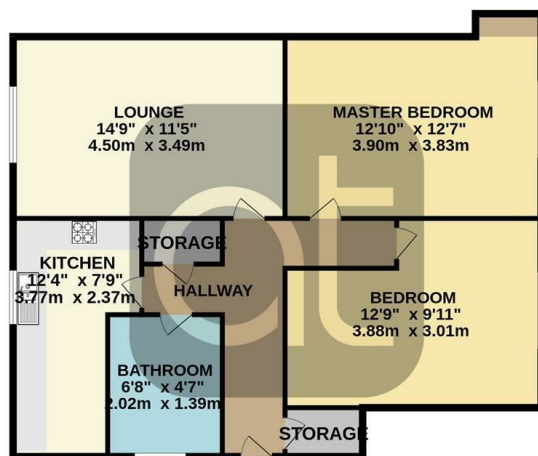
- Highly sought after location
- Short walk to Larbert Train Station
- Close to The Forth Valley Royal Hospital
- Spacious Lounge
- Breakfasting Kitchen
- Bathroom complete with Thermostatic shower over the bath
- Both bedrooms are large double bedrooms
- good storage throughout
- Internal floor area:
- Council tax band: A

**Bedroom Two:**  
9'10" x 12'8"

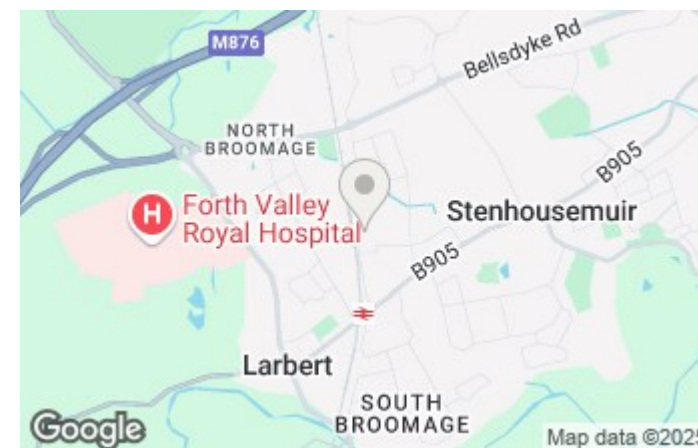
**Shower Room:**  
4'6" x 6'7"



GROUND FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and appliances shown here are not shown to scale and are for guidance only. The owner of the copyright is Alexander Taylor Estate Agents Ltd. Made with Mapbox (2025)



rightmove

PrimeLocation.com

The Property Ombudsman

APPROVED CODE  
THE PROPERTY OMBUDSMAN

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>