



Maggies Crescent  
Larbert FK5 4ZT

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



Alexander Taylor is delighted to bring to the open market this four bed Detached Villa, which is nestled in the charming area of "Maggie's Crescent," Larbert, this outstanding detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate families of all sizes. EPR: B

The accommodation is in turnkey condition throughout and offers a host of additional, features, which came as standard when the property was constructed by "Avant Homes." features include, a fully integrated kitchen, where all your appliances, which will include your washer/drier, microwave oven all offer a seamless finish. There are "Bi folding" doors off the lounge, giving access to the rear gardens and there are double "Patio" doors from the kitchen into the gardens. The property is fitted with energy saving "Dual Heating." This means you can have the ground floor and upper floor, set at different temperatures. There is full height tiling to the wet areas of the bathroom, WC and en-suite, and the showers within the ensuite and over the bath are both "Thermostatic" showers which allow for a far better water pressure. Finally, you will find there are "Solar Pannels" fitted, which will hugely help with your electricity bills, hence why we have an EPC rating of B.

This home is immaculate throughout, and finished in neutral colours to your kitchen units, tiling, and walls, giving you a bank canvas to add your own choice of decoration.

On arrival, as soon as you enter you will immediately notice how the space, lightness and how large the ground floor accommodation is. The lounge flows together with your dining area and the stunning kitchen, is semi open plan from the lounge. Our clients opted to have an entrance door off the hallway into the garage, to future proof a garage conversion.



The upper accommodation offers three full double bedrooms, two of which have feature fitted robes. The family bathroom is fitted with a white suite, over the bath "Rain Shower" and a glass shower screen.

On a more practical level the heating is supplied by a gas fired system. All windows are finished with UPVC double glazing. The front door is a feature "Composite." There is a large storage cupboard within the entrance hallway and a further full double cupboard to the upper hallway. The loft is partially floored.

Externally you will find the rear gardens have been fully landscaped to offer a great entertaining space. You will find an extended feature patio area, which then leads on to the decked area. The decked area, along with the feature sleepers, have feature lighting fitted. Our client has added a sizable garden room, which is currently being used as a bar. The garden room is fitted with light and sockets. We should also point out, that the rear gardens are of south aspect and although there are the original bungalows on Stirling Road, they are quite a distance from the property.

This is a beautiful family home, one where you can move straight into, without the need to have any costly, major changes. You truly could not find a more beautiful setting within Larbert, than here, coupled with the proximity to schools, motorway connections and not forgetting Larbert train station, which will have you in Glasgow within 25 minutes.



Items included within the sale are:

All flooring  
All Window Blinds  
All Light Fittings  
Tall integral tall Fridge Freezer  
Single electric Oven  
Four burner Induction Hob  
Integrated Microwave  
Integrated Washer/Drier  
Integrated Dish Washer  
TV Brackets to bedroom four and bar  
Curtain pole to master bedroom  
External sockets  
External Lighting to decking area and sleepers  
The loft is partially floored

**Live & Dine:**  
11'9" x 24'0"

**Kitchen Dining**  
8'9" x 18'3"

**W C :**  
5'1" x 5'11"

**Garage:**  
10'1" x 19'11"

**Master Bedroom:**  
10'5" x 14'1"



- One of Larbert's most desirable locations
- Minutes walk to Larbert Loch and some amazing open woods and countryside
- Forth Valley Royal Hospital is within a few minutes walk
- Access to M80/M876 is a few minutes drive
- Larbert Rail Station, with park and ride facilities in a few minutes drive
- Outstanding family home
- Semi open plan concept to live, relax and dine area
- Bi-folding doors which lead to fully landscaped gardens
- Three full double bedrooms, two of which have feature fitted wardrobes
- Garden Room/Bar with electric and light

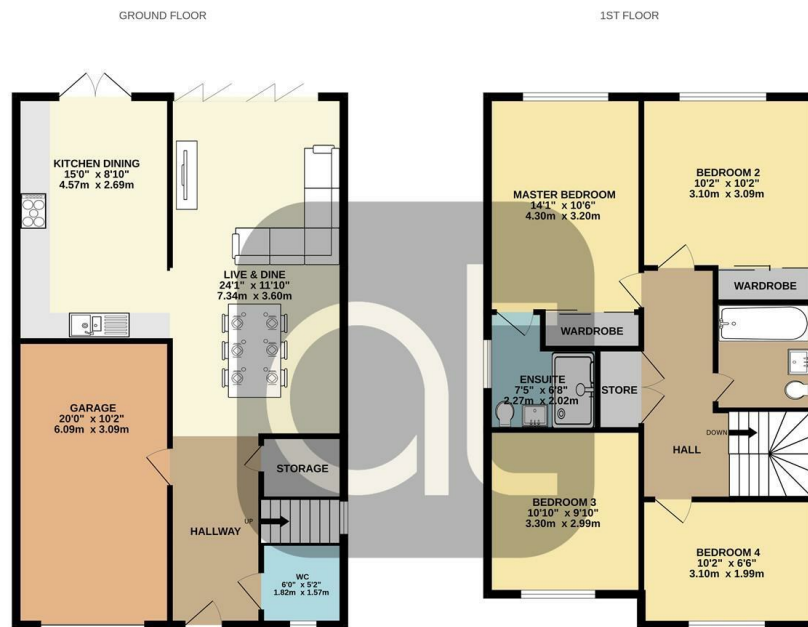
**Master En-suite:**  
7'6" x 6'7"

**Bedroom Two:**  
10'1" x 10'5"

**Bedroom Three:**  
9'9" x 10'5"

**Bedroom Four:**  
6'6" x 10'2"

**Family Bathroom:**  
5'8" x 6'10"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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