



Sarti Terrace
Larbert FK5 4TD

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



Alexander Taylor is delighted to bring to the open market this, modernised end terraced villa, which will come complete with a private driveway. This property is a rare find in a desirable area, combining modern living with practical amenities. It is perfect for those seeking a comfortable and stylish home in Larbert. Do not miss the chance to make this lovely house your new home. EPR: C

The location is particularly advantageous, being just a short walk from Larbert train station, which provides excellent transport links, to Stirling, Perth, Glasgow and Edinburgh. Forth Valley Royal Hospital is also conveniently close. There is access to the M80 giving access into Glasgow and the M9 giving access to Edinburgh, we should point out that Edinburgh airport is approximately 30-40 minutes by car. The village of Larbert offers a great mix of convenience stores, eateries, hairdressers, post office and chemist.

Now let us have a closer look at all this super home has to offer:

The subjects are set within the highly sought-after location known as "Sarti Terrace", this charming end-terrace villa, presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property has been fully redecorated to a high standard, ensuring a fresh and inviting atmosphere throughout. As you enter, you will find a spacious hallway, giving access to the WC, lounge and upper floor. New carpets have been fitted to the stairs, upper landing, and bedrooms, adding a touch of warmth and comfort. The lounge is exceptionally spacious, with a large picture window and gives access to the dining room. The dining room offers space to accommodate a family sized dining suite, there is also a large cupboard, offering great storage.



Access to the kitchen is off the dining room. The kitchen is fitted with a good amount of base and wall units and the tall integrated Fridge Freezer, electric oven and a four-burner gas hob, will all form part of the sale. The free-standing Washing Machine will also be included. Access to the rear garden is off the kitchen.

The upper accommodation offers two full sized double bedrooms, both of which benefit from fitted wardrobes. Bedroom three is a single bedroom, complete with a fitted wardrobe. To conclude this home internally you will find, the newly fitted bathroom, it is stunning. You will find a white three-piece suite, an over the bath "Thermostatic Shower", which gives you a far greater pressure. The tiling, to the walls and floors is finished with a modern marble effect. There is a white gloss vanity unit.

On a more practical level, the heating is supplied by a pressurised gas system, which offers a far greater pressure to your heating system. All windows are double glazed. There is storage to the dining area and the upper hallway. Access to the loft is off the upper hallway. The property has just been freshly painted throughout, offering a bright and fresh finish.

Externally the rear gardens offer a decked area, lawn and a chipped area. There is a large garden shed to the side of the property, which will form part of the sale. Parking is provided by a private driveway which can accommodate several cars.

This is a super home, set within one of the central belts most desirable locations, where your investment, to buying a property, offers a great long-term return.



Items included within the sale are:

All flooring

Newly fitted carpets

Tall integrated Fridge Freezer

Electric Oven

Four burner "Gas Hob"

Integrated Extractor

Free standing Washing Machine (sold as seen)

Large garden shed

Lounge:

12'5" x 18'3"

Dining Room:

7'9" x 10'3"

Kitchen:

7'6" x 10'5"

Master Bedroom:

8'11" x 11'4"



- Highly sought after location
- Set within minutes walk to Larbert train station and close to "Forth Valley Royal Hospital"
- Fully re-decorated
- New bathroom, with vanity units and "Thermostatic Shower" over the bath
- New carpets to stairs, upper landing and bedrooms
- Fitted wardrobes to all three bedrooms
- Kitchen will come complete with all appliances
- Storage to ground floor and upper floor
- Decking to rear gardens
- Drive way can accommodate two cars

Bedroom Two:

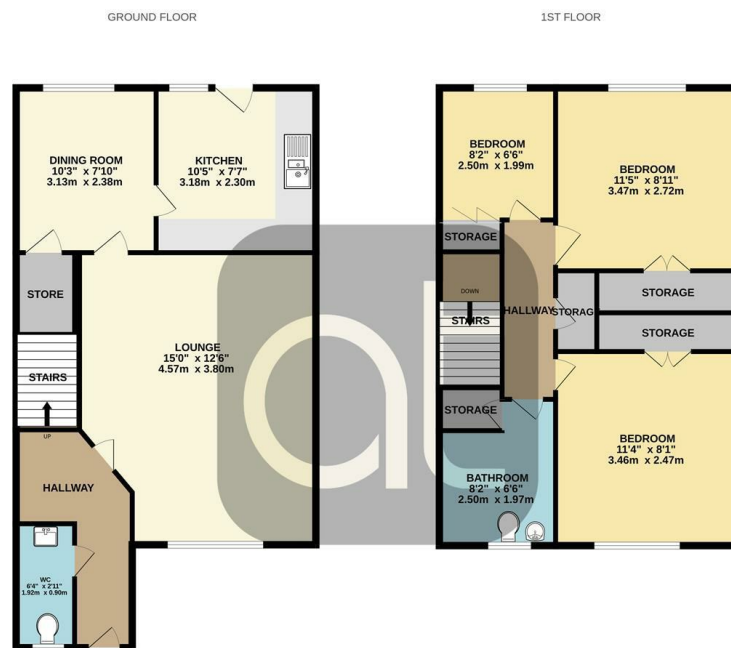
8'11" x 11'4"

Bedroom Three:

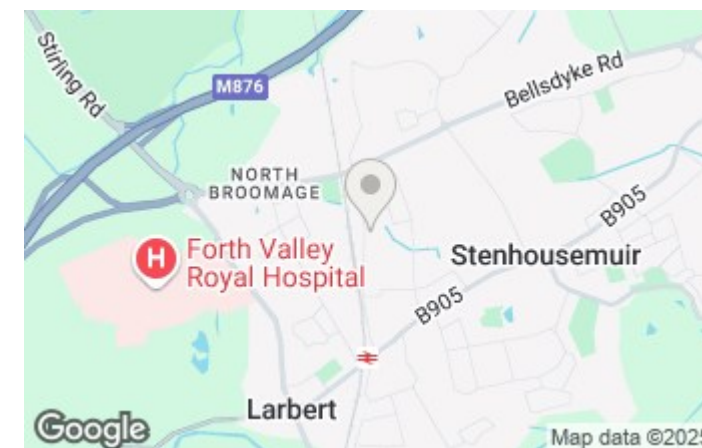
6'6" x 8'2"

Bathroom:

6'5" x 8'2"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 a guide only for 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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