



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"

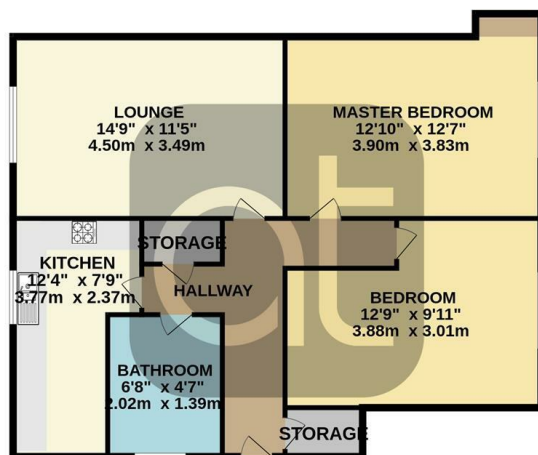


- Highly sought after location
- Short walk to Larbert Train Station
- Close to The Forth Valley Royal Hospital
- Spacious Lounge
- Breakfasting Kitchen
- Bathroom complete with Thermostatic shower over the bath
- Both bedrooms are large double bedrooms
- good storage throughout
- Internal floor area: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

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

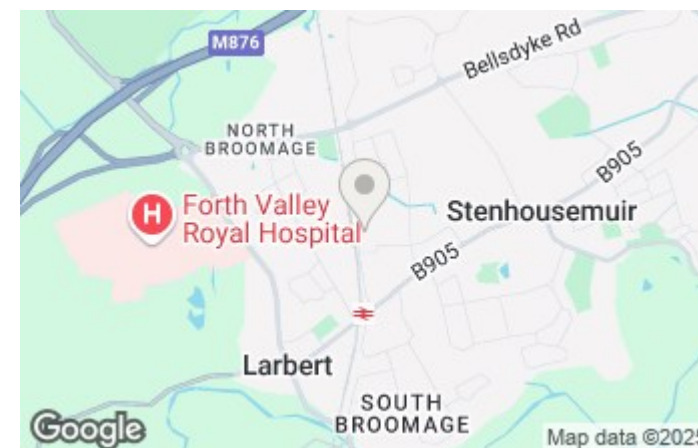
Shower Room:
4'6" x 6'7"

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



TOTAL FLOOR AREA: 1340 sq ft. (124.5 sq m.) approx.

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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.



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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