







Fully upgraded, traditional, blonde sandstone fronted main door flat. Centrally situated, the property enjoys easy access to many excellent local shopping, schooling and transport facilities including nearby Larbert Station. The charming landscaped rear gardens afford remarkable privacy incorporating fully enclosed lawn, patio, brick built outbuilding, timber garden shed and water supply.

The subjects have undergone extensive modernisation and re-modelling by the present owners and offer all-on-the-level accommodation in truly walk-in condition. Access is through a private front entrance door to the reception hallway which extends to in excess of seventeen feet. The elegant sitting room has a high ceiling and access to the dining sized kitchen. The impressive dining kitchen has oak worktops, feature central island, stainless steel range cooker in addition to integrated dishwasher, fridge and freezer. The fully fitted utility room is situated off the kitchen and offers excellent storage. There are two double sized bedrooms with high ceilings and access from bedroom two via French doors to the rear patio and gardens. The accommodation is completed by a stylish, fully refitted shower room with mains shower valve, chrome radiator and fitted vanity storage. With many extras included and furnishings available by negotiation, further points of interest include gas heating with new boiler, double glazing, oak doors and school-house style radiator. Immediate viewing is recommended.

**Viewing**

By appointment please through  
Clyde Property Falkirk

**01324 881777**  
falkirk@clydeproperty.co.uk

**Price** Offers Over £142,500

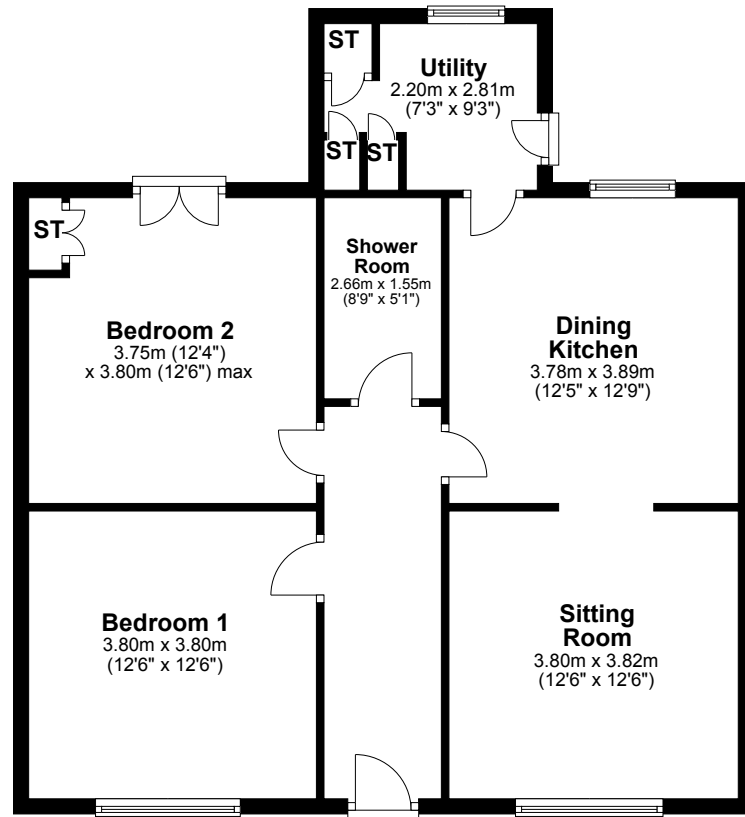
**EER Rating** Band D

**Property Ref** WS4406





## Accommodation layout & measurements



Download our App:



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

## Location

The highly regarded town of Stenhousemuir and adjoining village of Larbert offer an extensive range of local shopping, schooling, civic and recreational facilities. The property lies a short walk from excellent shopping and Larbert High School. Larbert rail station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Falkirk, Glasgow, Stirling, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK5 4QR



24 Newmarket Street  
Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

e: [falkirk@clydeproperty.co.uk](mailto:falkirk@clydeproperty.co.uk)

[www.clydeproperty.co.uk](http://www.clydeproperty.co.uk)

