





Luxury, Cala built, high specification, larger style lower flat located within Cala's much sought-after Kinnaird development. The property is conveniently situated for access to Larbert Station and the surrounding motorway network which prove popular with Stirling, Edinburgh and Glasgow commuters. The property is set within charming, landscaped residents' gardens and enjoys the benefit of two private, allocated, block-paved parking spaces.

Constructed in 2022 to exacting standards, the property carries the balance of Cala Homes 10-year NHBC guarantee. Access is through a carpeted shared entranceway with secure entry system. The impressive reception hallway has two excellent storage cupboards off and feature flooring. The bright sitting/dining room is a wonderful apartment with a triple front-facing window, space for dining table and chairs and open plan access to the kitchen. The kitchen has integrated Bosch hob, oven, extractor hood, fridge freezer, dishwasher and washing machine. Note is drawn to the size of the kitchen/sitting room which extends to in excess of twenty-two feet. There are two double sized bedrooms, each of which has fitted robes. The master bedroom enjoys the additional benefit of an en-suite shower room with feature Porcelanosa tiling and mains shower valve. The accommodation is completed by a generously sized bathroom. Practical features include gas central heating and double glazing. Given the all-on-the-level nature of the accommodation, the agents would expect broad appeal from both younger and older markets alike. Presented in walk-in condition, the property is available with furnishings by negotiation.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
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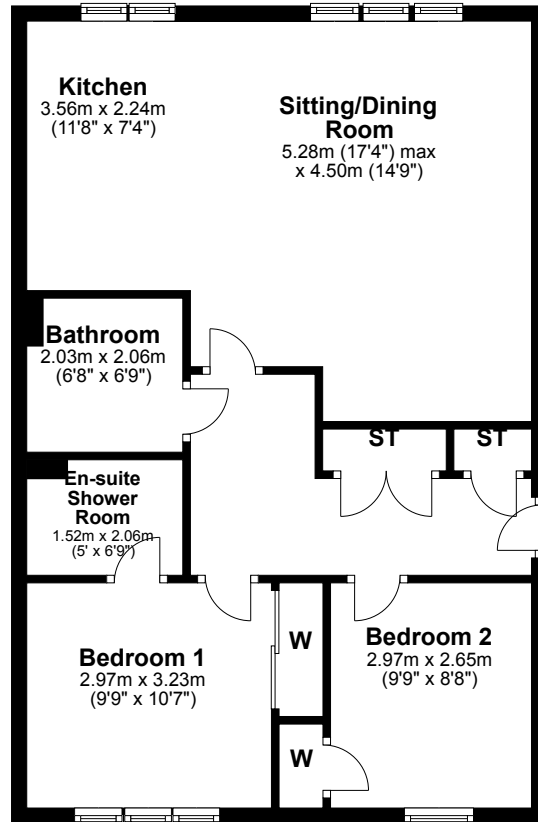
Price Offers Over £195,000

EER Rating Band B

Property Ref WH4813



Accommodation layout & measurements



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PLEASE NOTE: 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 and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

The highly regarded Kinnaird development lies on the edge of the village of Larbert. Kinnaird offers local amenities including Kinnaird Primary School and Sainsbury's Supermarket. Larbert village and the adjoining town of Stenhousemuir each offer a more extensive range of amenities close to hand. Larbert Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network offers superb access for commuters seeking access to Glasgow, Stirling Fife, Falkirk, Grangemouth and Edinburgh centres of business.

For Satellite Navigation directions please enter the postcode: FK2 8FT

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