





Luxury Persimmon built detached villa located within a charming smaller development in sought-after Larbert. Occupying a prime corner plot, the property is complemented by a block-paved two-car wide driveway. The front garden is landscaped with path and gravel. Note is drawn to the remarkable privacy afforded by the sunny, professionally landscaped rear garden which incorporates sandstone paved patio, maintenance-free artificial lawn and fencing.

Constructed in 2016, the property offers well-designed family accommodation formed over two levels and carries the balance of the builder's 10-year NHBC guarantee. A professional garage conversion was carried out in 2021 with all necessary consents. Access is through a bright reception hallway with stairway to upper apartments and handy downstairs WC off. The sitting room has a useful storage cupboard off and enjoys views across the landscaped gardens. The ground floor is completed by a super dining/family sized kitchen which extends to twenty-eight feet in length and is complete with integrated oven, hob, extractor hood, dishwasher, washing machine, tumble dryer and Amtico flooring.

On the upper floor there are three flexible double sized bedrooms and generously sized family bathroom. The master bedroom has both fitted wardrobes and a bright en-suite shower room. The second bedroom also has a fitted wardrobe. Practical features include gas heating, double glazing and excellent storage. Early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

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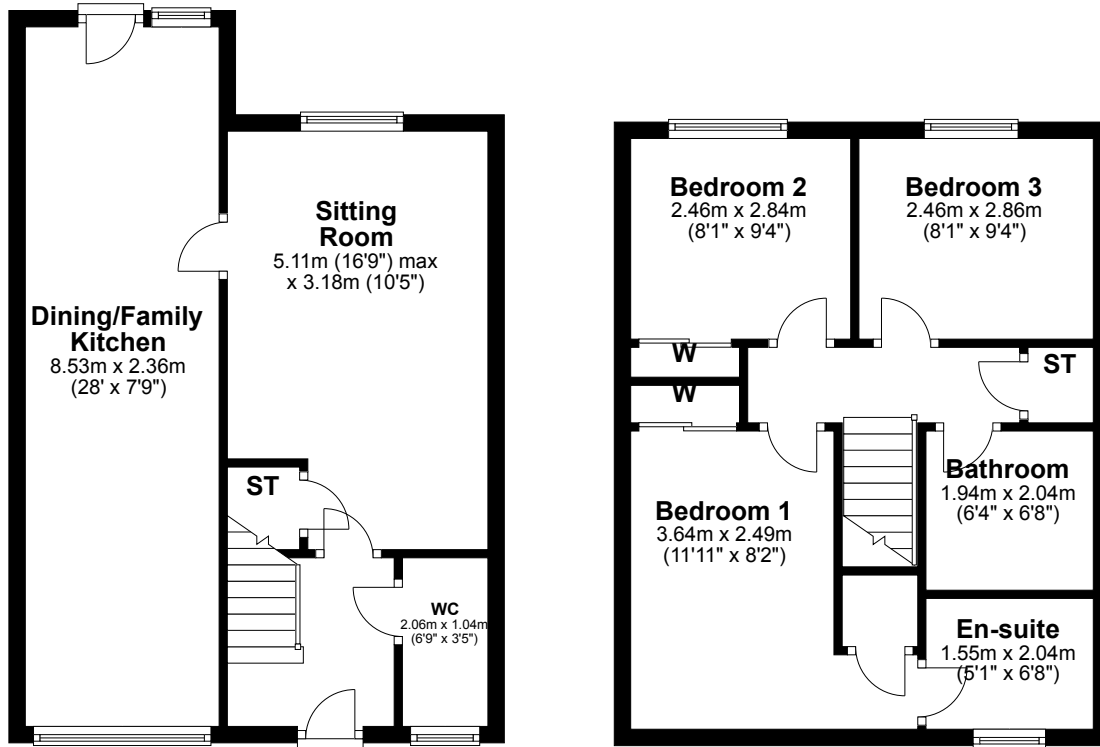
Price Offers Over £257,000

EER Rating Band B

Property Ref WS5031



Accommodation layout & measurements



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Location

Larbert's sought-after Kinnaird development provides local amenities including nearby Sainsbury's Supermarket and easy access to Kinnaird Primary School, a short walk from the property. Larbert village and the adjoining town of Stenhousemuir offer a more extensive range of shopping, schooling and recreational facilities close to hand. Larbert 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 Falkirk, Stirling, Glasgow, Grangemouth and Edinburgh centres of business.

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

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