





Superbly presented Cala built luxury first floor flat located within Cala's highly regarded Kinnaird development. The property is enviably situated for ease of access to the surrounding road and rail network which proves popular with commuters to Stirling, Edinburgh and Glasgow. The property is set within immaculate landscaped resident gardens and enjoys the benefit of two private allocated parking spaces. Constructed in 2022 to the high specification and standard Cala are renowned for, the property carries the balance of a ten year NHBC guarantee. Access to the building is through a bright carpeted entrance way with secure entry system. The reception hallway extends to in excess of twenty one feet and has two large fitted storage cupboards off. The impressive sitting dining room enjoys a sunny south westerly aspect and access to a charming sun balcony. There are two double sized bedrooms each of which has fitted robes and the master bedroom enjoys the additional benefit of an en suite shower room with walk in shower, Porcelanosa tiling and mains shower valve. Particular attention is drawn to the stylish breakfasting kitchen which has integrated Bosch appliances including oven, induction hob, extractor hood, microwave, dishwasher, fridge freezer and washer dryer. The accommodation is completed by a generously sized bathroom. The property benefits from both gas central heating and double glazing. Viewing at the earliest opportunity is highly recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

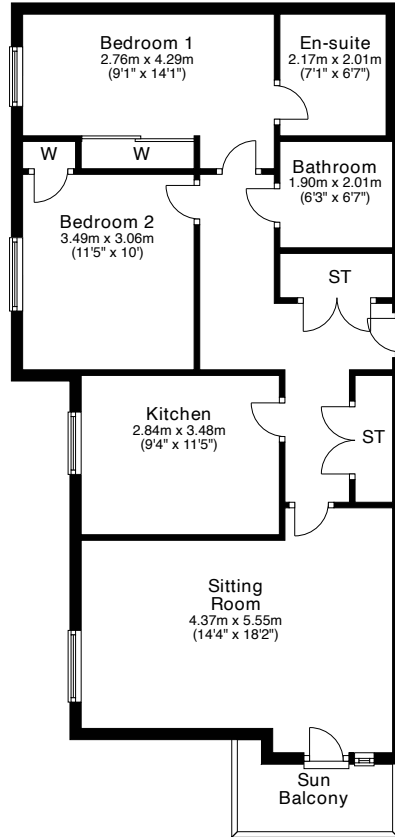
Price Offers Over £197,000

EER Rating Band B

Property Ref WD5039



Accommodation layout & measurements



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Location

The much sought after Kinnaird development lies on the edge of the town of Larbert. Kinnaird offers local amenities including a Sainsbury's supermarket and highly regarded Kinnaird Primary School. Larbert and the adjoining town of Stenhousemuir offer an extensive range of amenities close to hand. Larbert station provides rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network allows easy access to many central Scottish destinations including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

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

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