





Luxury Bett built detached villa occupying a prime corner plot. The subjects are located within Larbert's highly regarded Inches development and are conveniently placed for access to nearby Kinnaird Primary School and the superb surrounding road and motorway network. A large block-paved front driveway provides off-road parking and access to the integral garage. The fully enclosed landscaped rear garden incorporates timber deck, pergola, stocked borders and access to a substantial outbuilding which would suit a variety of uses including home office, gym or workshop.

Access to the property is through a bright reception hallway with stairway to upper apartments. The impressive sitting/dining room extends to twenty-one feet in length and features stylish flooring. The upgraded dining kitchen has French doors to the rear deck and integrated appliances including hob, oven, microwave and extractor hood. A useful utility room is situated off the kitchen with further access to both the gardens and downstairs WC.

On the upper floor there are three flexible bedrooms and family bathroom with ceramic tiled flooring. Note is drawn to the master bedroom which has double fitted robes and enjoys the benefit of an en-suite shower room with larger style shower, fitted storage, mains shower valve and feature blue-tooth mirror. Practical features include gas central heating with new boiler installed 2019 and UPVC double glazed windows. Well maintained and presented, immediate viewing is highly recommended.

### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

Price Offers Over £248,000

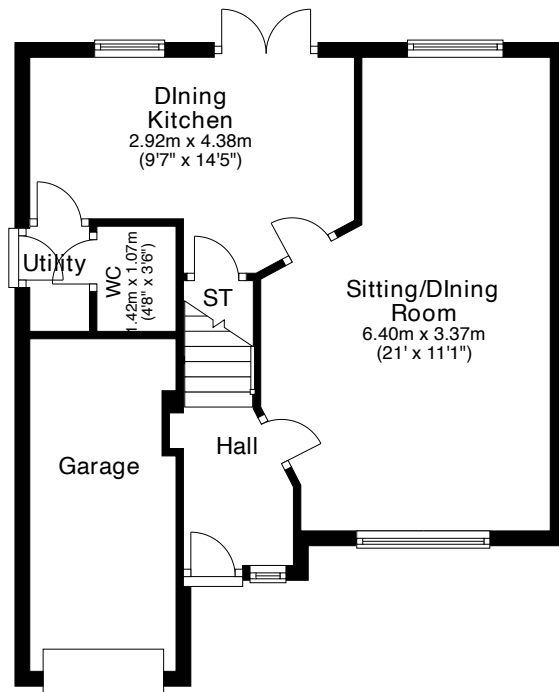
EER Rating Band B

Property Ref

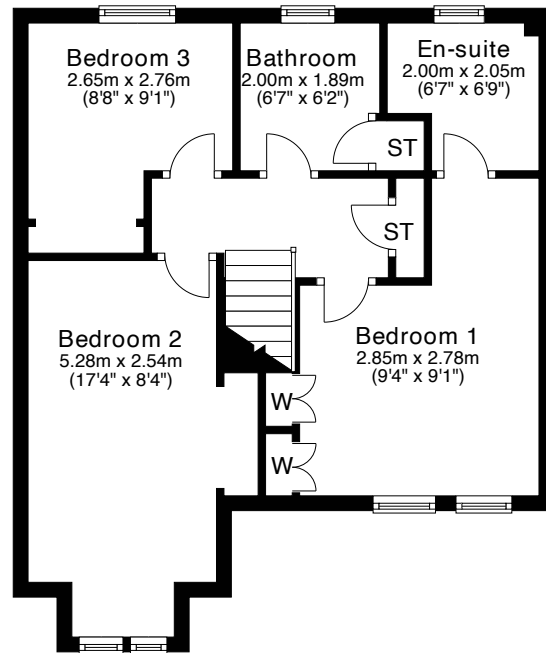


## Accommodation layout & measurements

Ground Floor



First Floor



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## Location

The highly regarded village of Larbert and adjoining town of Stenhousemuir offer an extensive range of shopping, schooling, civic and recreational facilities. Larbert Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding arterial road and motorway network offers superb access to many central Scottish centres of business including Glasgow, Stirling, Fife, Falkirk, Grangemouth and Edinburgh.

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

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