



2 Bedroom Apartment

Offers Over £168,000

Bastion Property Management are delighted to bring to the market this two-bedroom second floor apartment located within the sought after Kinnard Village. Viewing is essential to fully appreciate the internal layout and proportion of accommodation on offer. The Home Report can be found on our website at a click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com)

This second floor apartment built by Cala is finished to a high specification.

Access is through a shared carpeted stairwell with a secure entry system. The impressive reception hallway has one cupboard which houses the electric meter and a further two excellent storage cupboards. The bright sitting/dining room has French doors leading to a balcony. The kitchen has an integrated hob, oven, extractor hood, fridge freezer, and washing machine. There are two double sized bedrooms, each of which has fitted wardrobes. The master bedroom enjoys the additional benefit of an en-suite shower room: wash hand basin, WC and a large walk-in shower with feature tiling. The accommodation is completed by a generously sized bathroom. Warmth is provided by 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.

The property is suitably situated for access to the surrounding motorway network which gives access to Stirling, Edinburgh, Glasgow and Perth commuters. The development is also accessible to Larbert train station. The property is set within charming landscaped communal gardens and enjoys the benefit of residents and visitors parking.

## Room Sizes

All measurements taken from widest point.

Sitting/Dining Room - 5.58 x 4.52 (18'4" x 14'10")

Kitchen - 3.56 x 2.10 (12'8" x 6'10")

Bedroom one - 3.26 x 3.03 (10'8" x 9'11")

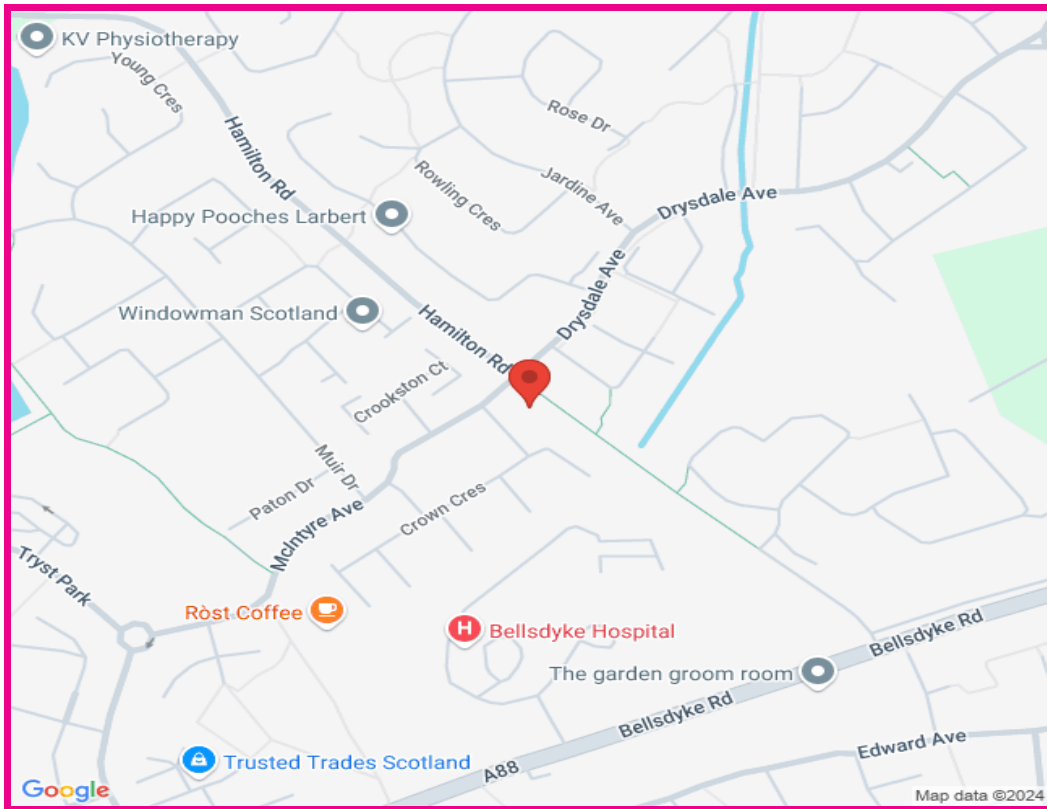
Ensuite - 2.06 x 0.59 (6'9" x 4'11")

Bedroom two - 2.96 x 3.26 (8'10" x 10'6")

Bathroom - 2.10 x 2.10 (6'10" x 6'10")







### Travel Directions

Leaving the agents office at 33 Upper Craigs, travel down Upper Craigs towards Goosecroft Road. Turn left onto Goosecroft Road and at the traffic lights turn right and right again on to Burghmuir Road/A9. At the Craigs roundabout take the 2nd exit on to Springbank Road/A905. At the Millhall roundabout take the 3rd exit on to the A91 and at the mini roundabout turn left, keeping on the A91. At Greencornhills roundabout take the 1st exit onto the A9 (Signposted Falkirk). At the roundabout take the 2nd exit onto the A9 (Signposted Falkirk). At the roundabout take the 2nd exit onto the A88 (Signposted Edinburgh, Kincardine, Stenhousemuir). At the roundabout take the 3rd exit onto A88, at The Inches roundabout take the 2nd exit then the first exit on The Tryst roundabout heading on to MacCartney Road. Follow the road on to McIntyre Avenue and then to the right is Crown Crescent.



**BASTION**

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### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.