



## 108 FRANCHI DRIVE, LARBERT

O/o £119,995

An exciting opportunity awaits with this **two bedroom mid-terraced house**, offering fantastic potential for buyers to modernise and put their own stamp on an excellent home. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a lounge, breakfasting kitchen, two double bedrooms and a fitted bathroom. Externally, there are private garden areas to the front and rear as well as a designated parking space. Early viewing is advised to avoid disappointment.

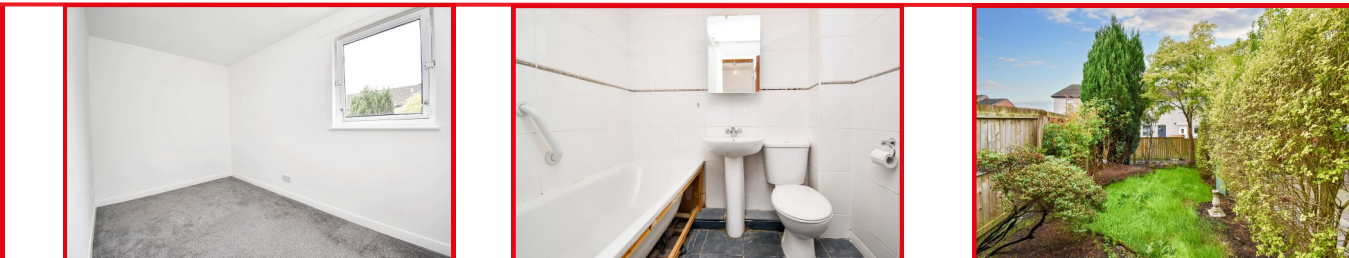
The full details & home report can be accessed on the Kelvin Valley website.



- Mid-terraced house
- Two double bedrooms
- Designated parking space
- Gas central heating & double glazing
- Popular residential area
- Private garden areas
- Opportunity to add value
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)





## ENTRANCE

From the residents parking, proceed to the front entrance of 108.

## LOUNGE / DINING

Lounge to the front of the property with ample space for living room furniture and a carpeted floor area. Door providing access to the kitchen and stairs leading to the bedrooms.

## KITCHEN

Fitted kitchen with base and wall mounted storage units, work surfaces and an integral sink. Vinyl flooring. Breakfast bar area. Useful storage cupboard. Vinyl flooring. Door accessing the rear garden.

## BEDROOM 1

Double bedroom with fitted wardrobes and a carpeted floor area. Window to the front. Ample space for bedroom furniture.

## BEDROOM 2

Another bedroom with a carpeted floor area and ample space for bedroom furniture. Window to the rear.

## SHOWER ROOM

Fitted bathroom comprising of a shower over the bath, wash hand basin and a W.C. Tiled walls and flooring.

## GARDENS/PARKING

There are private garden areas to the front and rear as well as a designed parking space.

## SALES INFORMATION

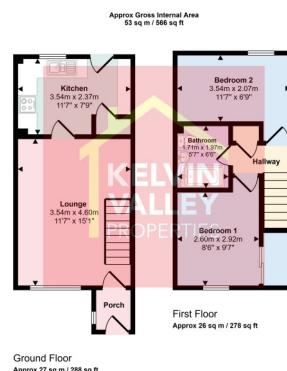
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A two bedroom mid-terraced property, offering a buyer an opportunity to modernise and add value. Early viewing is advised to avoid disappointment.

## AREA DETAILS

The town of Larbert is centrally located between Edinburgh and Glasgow, and is on the periphery of nearby Falkirk. This popular area has most local amenities and services expected for a town of this size, including supermarkets, leisure facilities and a range of professional services and communication links. There is a choice of primary schools and secondary schools in the area. Nearby Larbert railway station offers regular services to Edinburgh, Glasgow, Stirling and beyond. The property is also ideally located for access to the M876/M80/M90 motorways which afford access to Glasgow, Edinburgh, Stirling and beyond.



All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2745**



**Post Code for Sat Nav**

**FK5 4DY**