



 **O'MALLEY**

4 Crookston Court
Larbert, FK5 4XF

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Description

O'Malley Property are delighted to present to the market this beautifully presented two bedroom top floor apartment, situated within the sought after Crookston Court development in Larbert.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides separate access to all rooms, creating a practical and well designed layout.

The heart of the home is the impressive open-plan lounge, kitchen and dining area. This bright and contemporary space is flooded with natural light and offers ample room for both relaxing and entertaining. The modern kitchen benefits from generous worktop space and storage, while the dining and lounge areas flow effortlessly together. French doors open onto the private balcony.

The master bedroom is generously proportioned and offers a comfortable retreat with ample space for bedroom furniture. Bedroom two is another well sized room, offering flexibility as a guest bedroom, home office or dressing room to suit the purchaser's needs.

Completing the accommodation is a stylish family bathroom, fitted with a modern three piece suite.

Externally, the property benefits from a residents' car park with ample parking available, along with well maintained communal grounds.

This property offers modern open plan living, a private balcony and spacious accommodation throughout, this fantastic property is ideally suited to first time buyers, professionals and downsizers alike.



“Spacious Property”

Location

Crookston Court enjoys a desirable location within the highly sought after town of Larbert, offering an excellent balance of convenience and connectivity. The area is well served by a wide range of local amenities including supermarkets, cafes, restaurants, highly regarded schools and leisure facilities. Residents also benefit from easy access to Larbert Railway Station, providing regular rail services to Glasgow, Edinburgh and beyond, making it an ideal location for commuters. Excellent road links via the M80 and M9 are also within easy reach, while nearby parks, walking routes and green spaces add to the appeal of this popular residential setting.

Lounge/ Kitchen/ Diner

21'11" x 12'9"

Master bedroom

12'5" x 10'2"

Bedroom 2

10'5" x 10'4"

Bathroom

7'4" x 6'6"

Home report

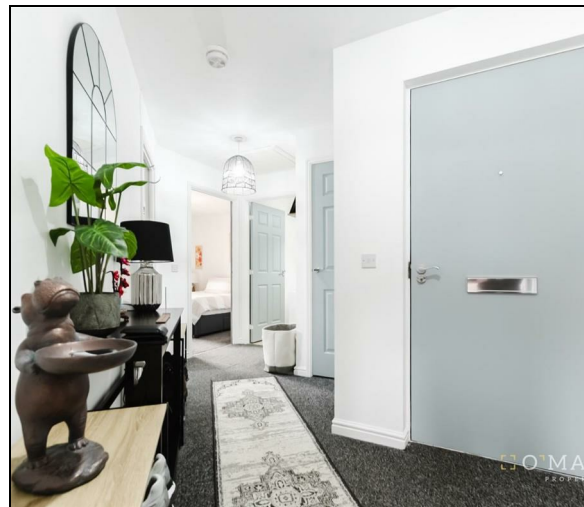
The home report is available upon request.

Fixtures & fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

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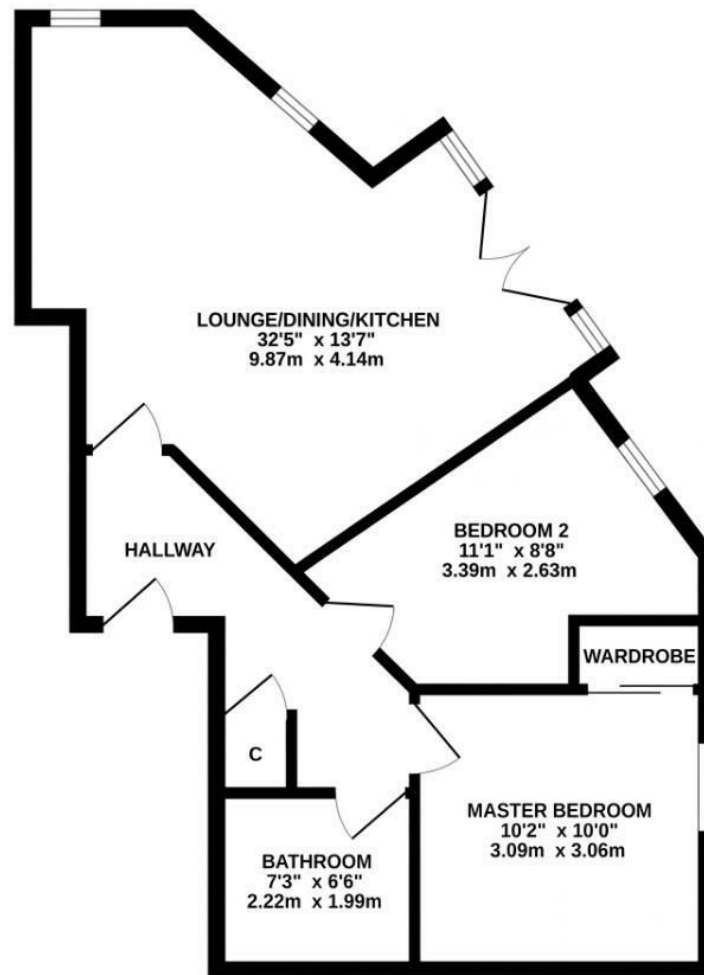
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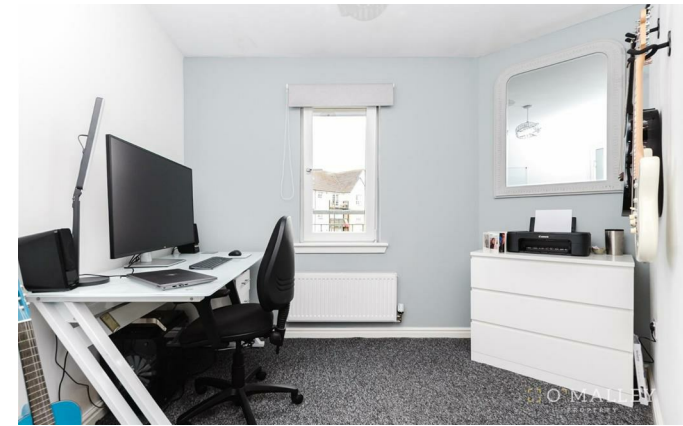
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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