

5 Lawrence Court

LARBERT, FALKIRK, FK5 4FS



A well-looked-after four-bedroom detached family home offering generous living space, occupying a desirable position overlooking open green space



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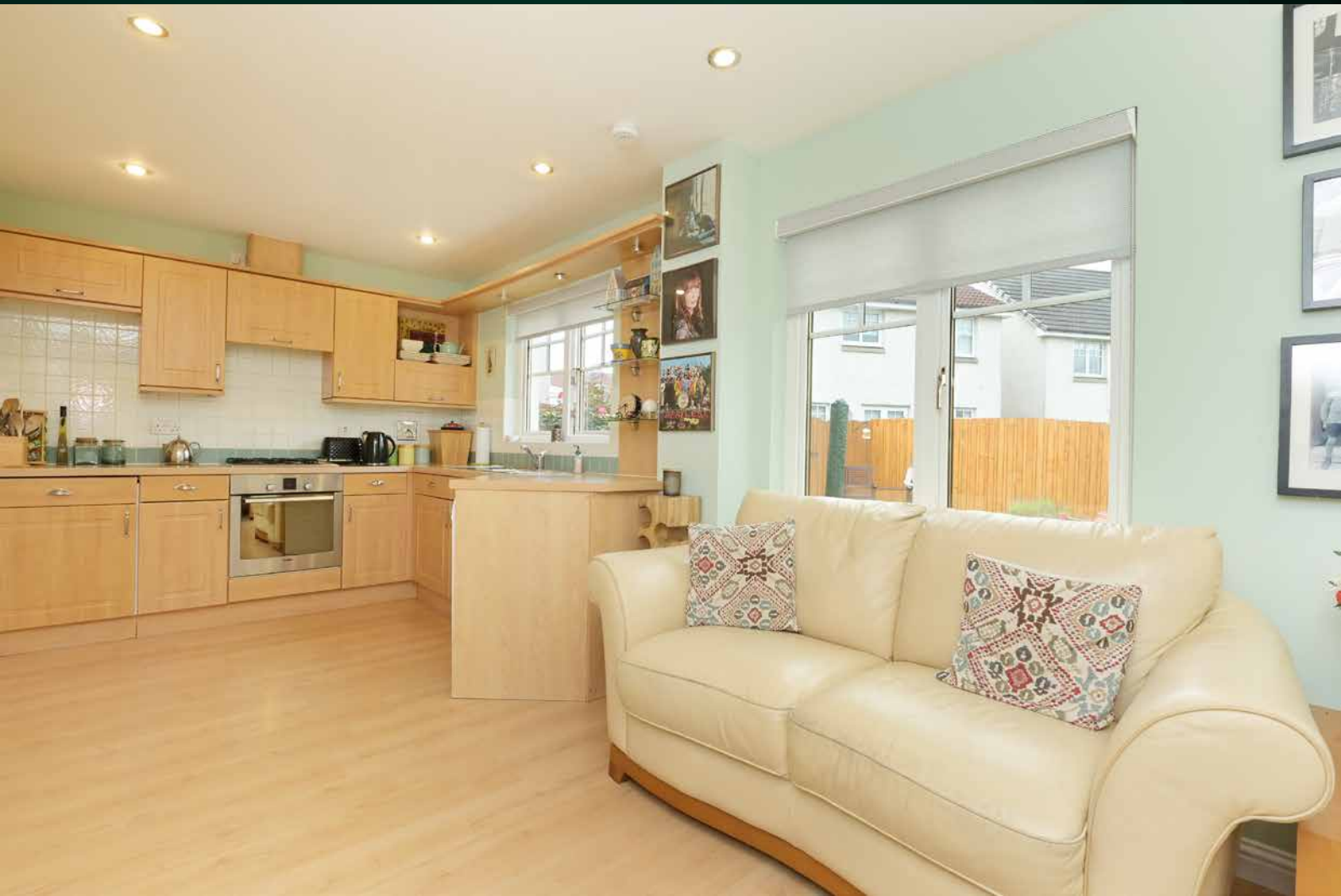
McEwan Fraser Legal is delighted to present Lawrence Court to the market. This beautifully maintained four-bedroom detached family home offers spacious and thoughtfully designed accommodation throughout. Impressively combining excellent family living with modern styling, generous proportions and an attractive position within a sought-after residential development.

THE LIVING ROOM



A welcoming entrance hallway immediately creates a bright first impression and provides access to the principal ground-floor accommodation. The spacious living room enjoys excellent natural light thanks to a large bay window overlooking the open green space to the front, creating a comfortable and inviting setting for both everyday living and entertaining.

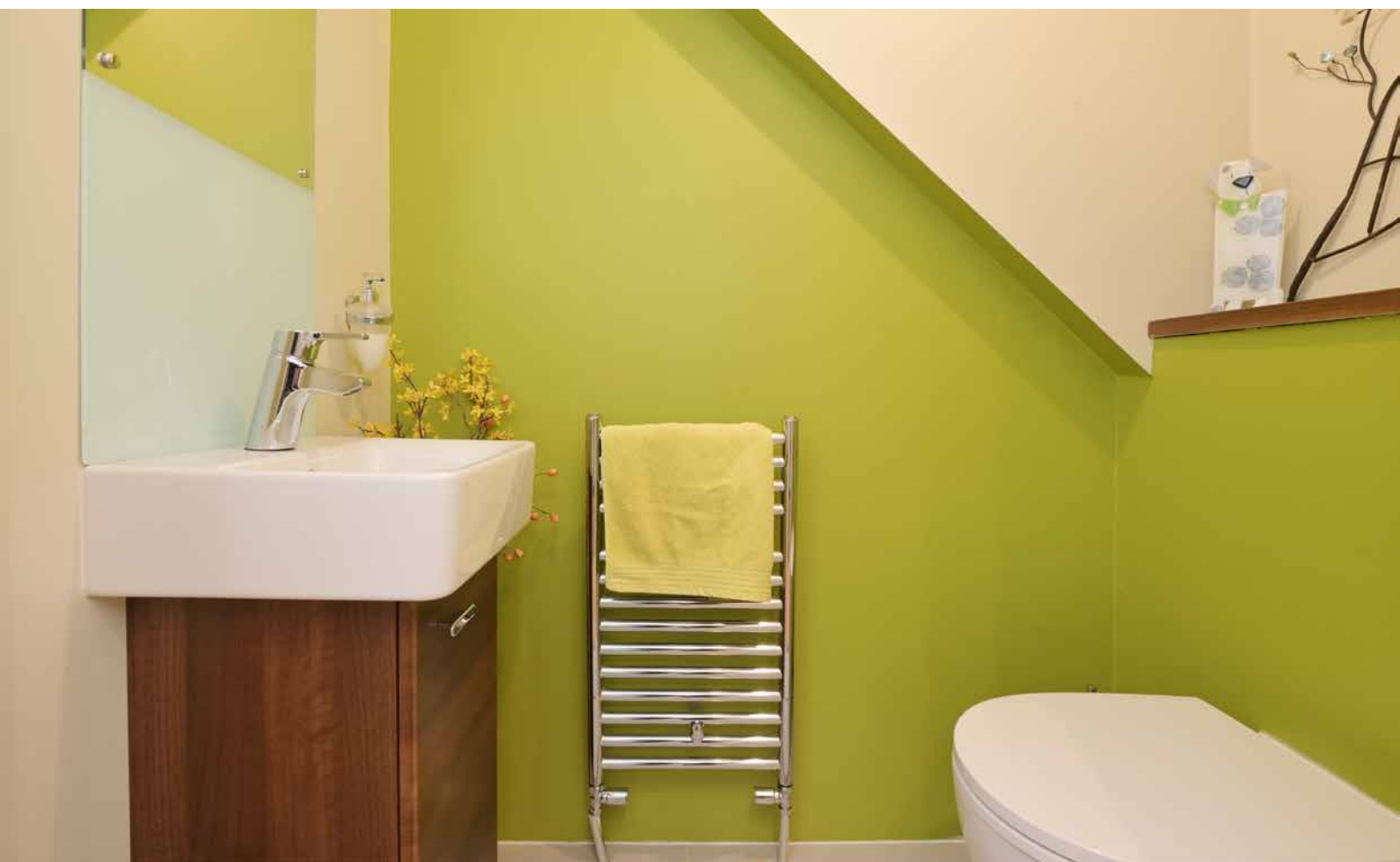
THE KITCHEN/DINER



To the rear of the property, the superb open-plan dining kitchen forms the heart of the home. Fitted with an extensive range of wall and base units, generous worktop space, integrated appliances and ample room for family dining. The dining area flows naturally into an additional family seating area, creating a wonderfully sociable environment, while French doors open directly onto the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months. A separate utility room provides further storage and laundry facilities with direct access outside. Completing the ground floor accommodation is a stylish cloakroom WC.



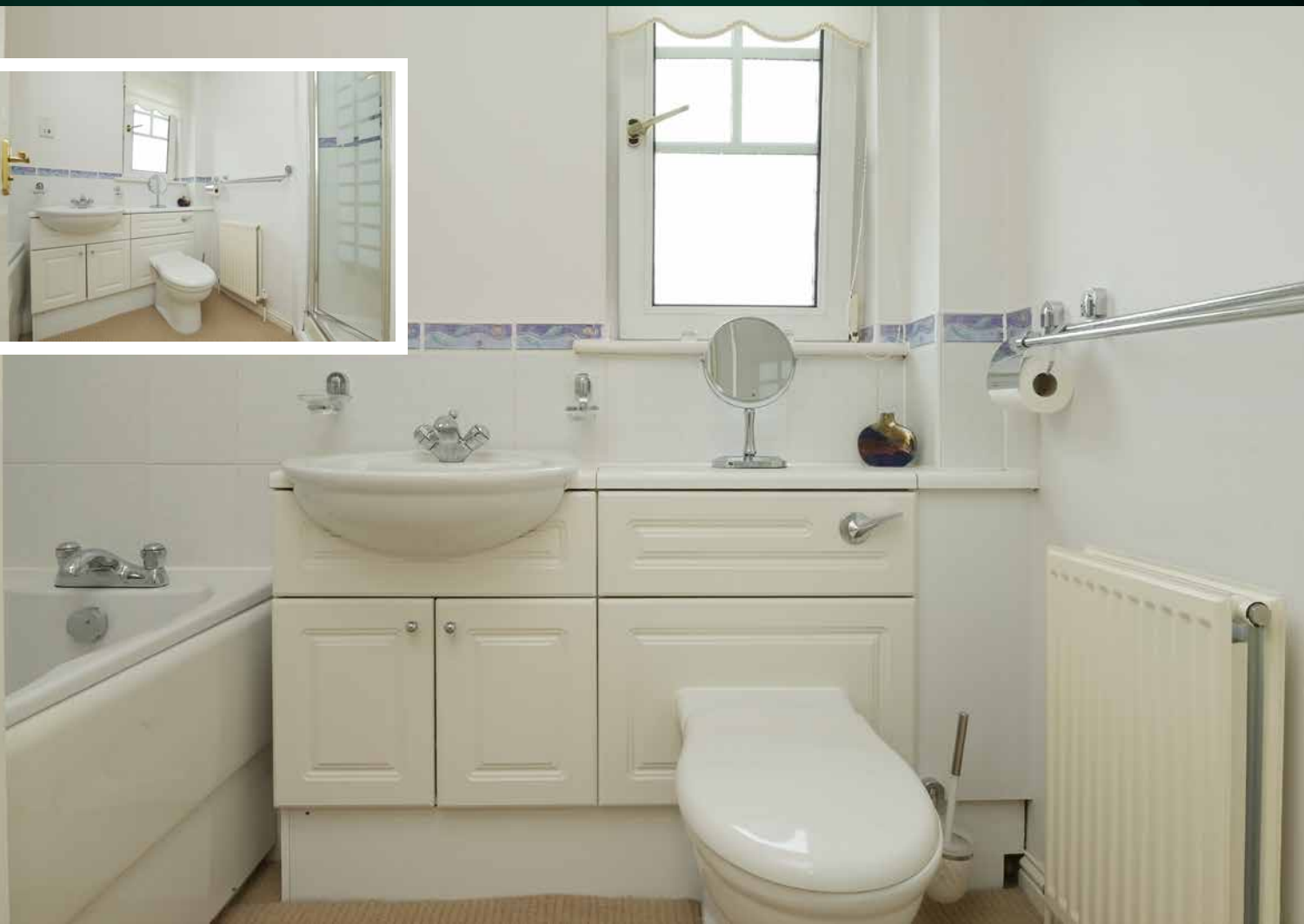
THE UTILITY & WC





The upper landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying attractive open views across the green space to the front, complemented by fitted wardrobes and a beautifully upgraded contemporary en-suite shower room. The remaining three bedrooms all offer excellent versatility, making them equally suited to family accommodation, guest rooms or those working from home. The modern family bathroom is well-appointed with both a separate shower enclosure and bath, providing flexibility for growing families.

THE BATHROOM



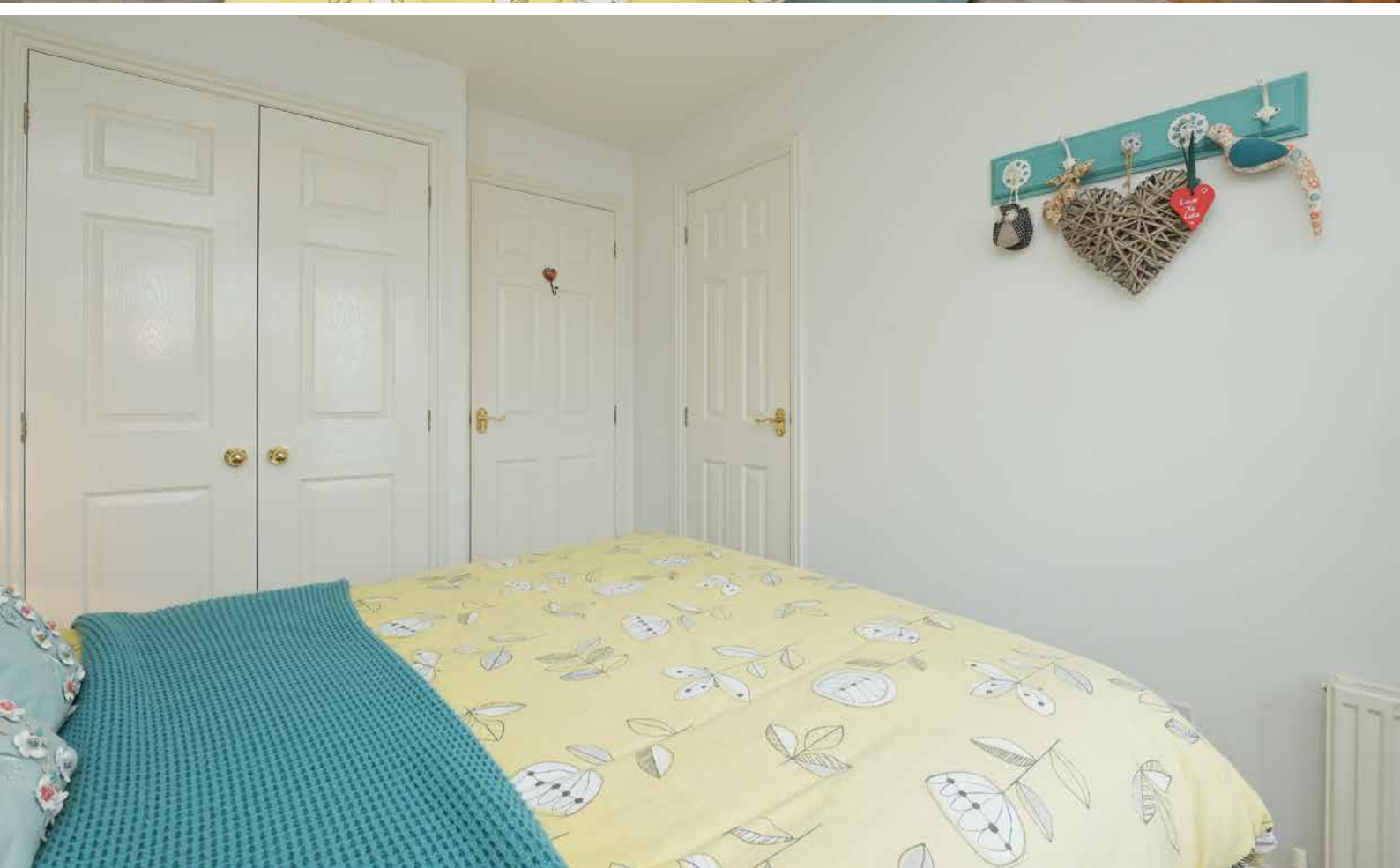
BEDROOM 1



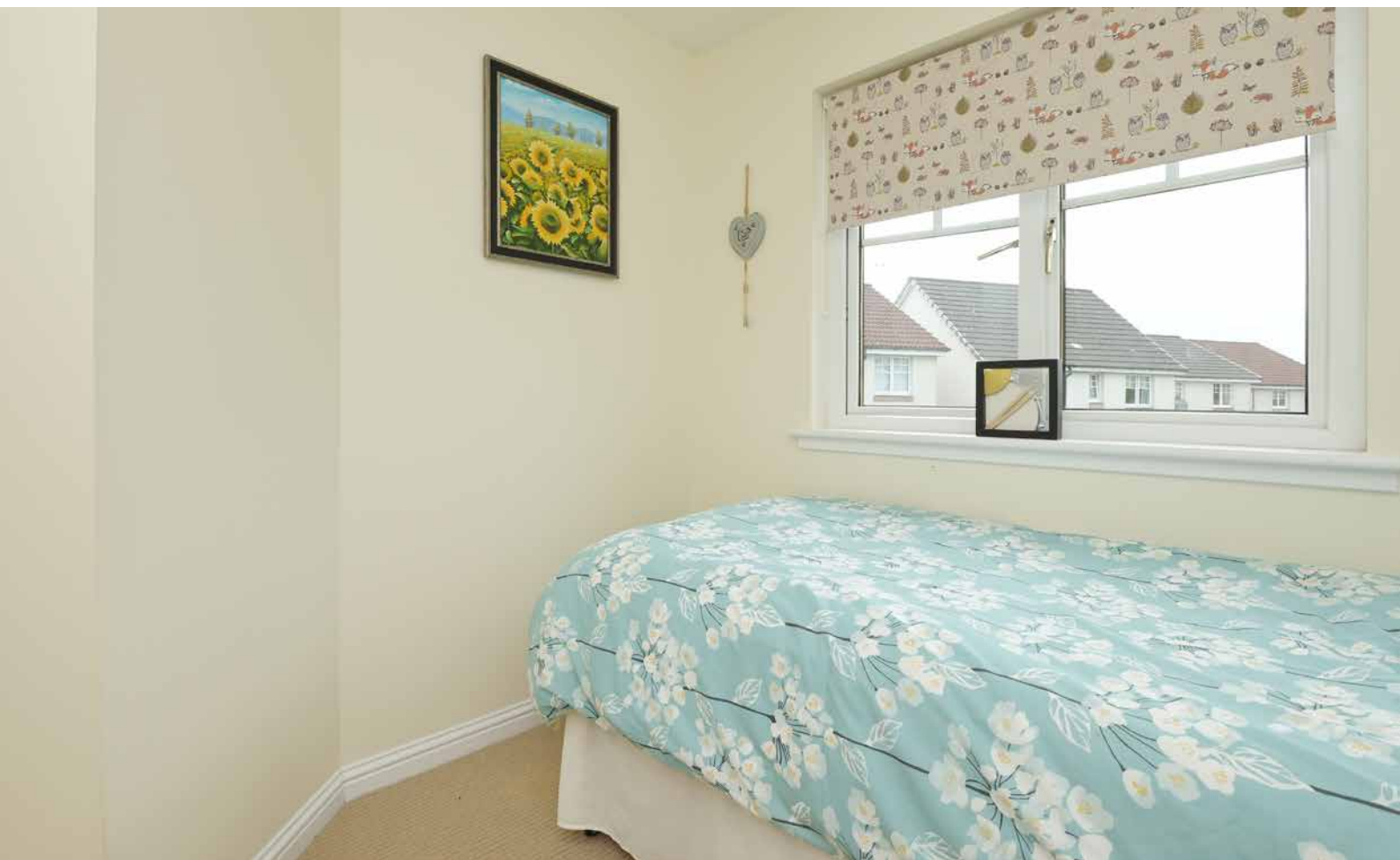
complemented by fitted wardrobes and a beautifully upgraded contemporary en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4



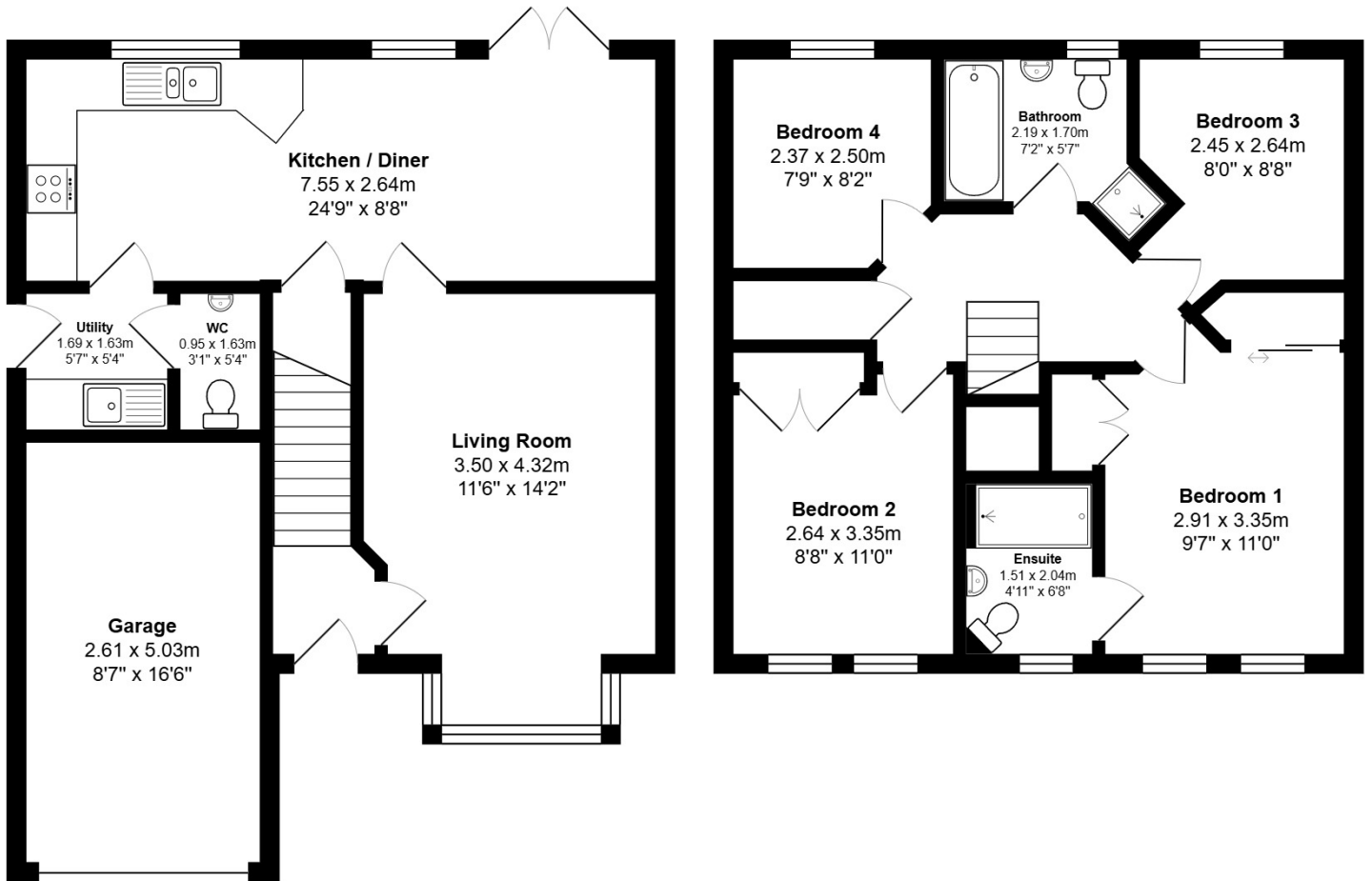
Externally, the property continues to impress. To the front, a generous monoblock driveway provides off-street parking for multiple vehicles and leads to the garage, while the neatly maintained front garden enhances the property's kerb appeal. The enclosed rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space, featuring a generous patio, decorative stone sections, mature planting, plenty of room for outdoor dining, relaxing and entertaining, as well as a shed to the side of the property.

This is a superb opportunity to acquire a beautifully presented family home that is ready to move straight into while offering generous living accommodation in a highly desirable setting.

EXTERNALS

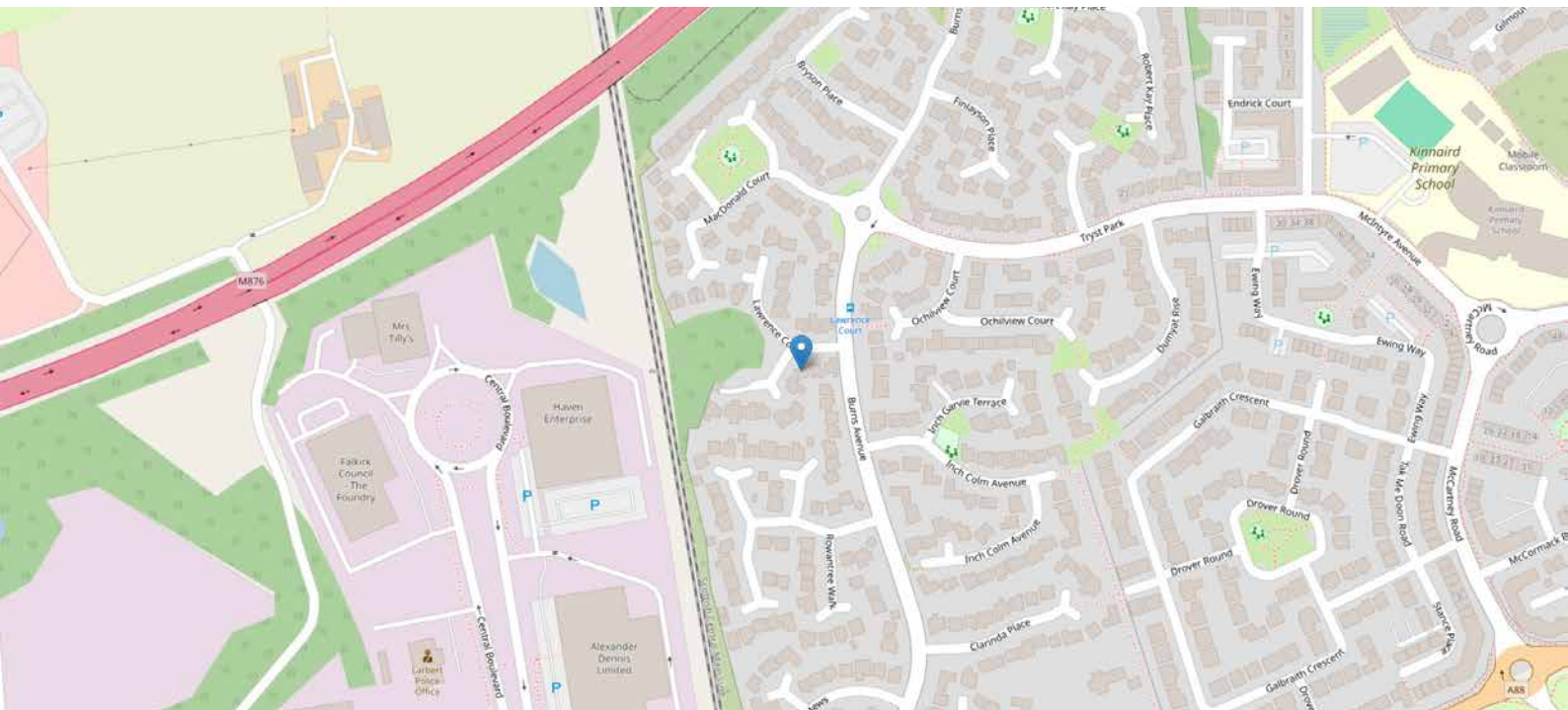


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: C



THE LOCATION

Lawrence Court enjoys a highly desirable position within a modern and well-established residential development, offering an excellent balance of peaceful family living and everyday convenience. The area is particularly popular with families thanks to its selection of well-regarded primary and secondary schools, while a wide range of supermarkets, independent shops, cafés, restaurants and leisure facilities can all be found within easy reach. Falkirk town centre provides an extensive choice of retail and recreational amenities, including the Howgate Shopping Centre, Central Retail Park, sports facilities and a multi-screen cinema.





Commuters are exceptionally well catered for, with Falkirk High and Falkirk Grahamston railway stations both offering regular direct services to Edinburgh, Glasgow and beyond. The nearby M9 and M876 motorway network provides excellent road connections across Central Scotland, making the area an ideal base for those travelling throughout the region.

Outdoor enthusiasts are equally well served, with an abundance of nearby parks, woodland walks and cycle routes, while the world-renowned Helix Park, home to The Kelpies, together with the Forth & Clyde Canal, offer fantastic opportunities for walking, running and family days out. The nearby Callendar Park and House, Falkirk Wheel and numerous golf courses further enhance the area's appeal, making Lawrence Court a location that effortlessly combines convenience, connectivity and an exceptional quality of life.



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