



O'MALLEY
PROPERTY

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35 Jardine Avenue
Falkirk, FK2 8FP

omalleyproperty.com
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Description

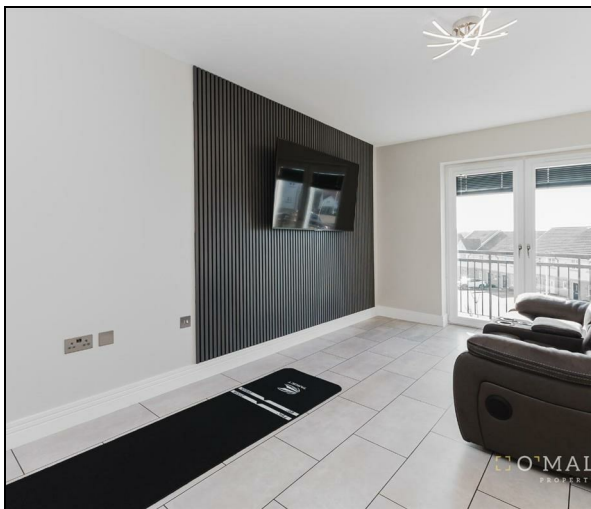
O'Malley Property are delighted to present Flat 9, 35 Jardine Avenue, a modern two bedroom top floor penthouse apartment situated within a popular residential area of Larbert.

Built by CALA Homes, the property is finished to a high standard throughout and is presented in true walk in condition.

Upon entering the property, you are welcomed into a spacious private hallway within the apartment, providing access to all principal rooms. The accommodation comprises two well proportioned bedrooms, with the master bedroom benefitting from built in wardrobes and a modern en-suite shower room. Bedroom two is also generously sized, offering flexible living space. Completing the accommodation is the contemporary main bathroom, fitted with a stylish three piece suite.

The open plan lounge and kitchen forms the main living space and offers a bright and spacious area, ideal for both everyday living and entertaining. The kitchen is fitted with a generous range of modern units and ample worktop space, while the living area is enhanced by French doors opening out onto a private balcony, allowing for an abundance of natural light.

Additional benefits include residents' parking with an allocated space, visitor parking and well maintained communal areas. This impressive penthouse apartment offers modern, low maintenance living in a highly convenient location and would appeal to a wide range of buyers.



“Spacious Property”

Location

Jardine Avenue is situated within a popular residential area of Larbert, offering a convenient and well connected setting ideal for a range of buyers. The location benefits from close proximity to local shops, schools and everyday amenities, while Larbert town centre and railway station are easily accessible, providing excellent commuter links to Edinburgh, Glasgow and Stirling. With nearby green spaces, leisure facilities and strong road connections via the M9 and M876, Jardine Avenue offers a balanced lifestyle combining practicality with a welcoming community feel.

Lounge/Kitchen

22'1" x 17'4"

Master bedroom

10'5" x 9'8"

En suite

6'8" x 4'11"

Bedroom 2

9'8" x 8'8"

Bathroom

6'8" x 6'6"

Home report

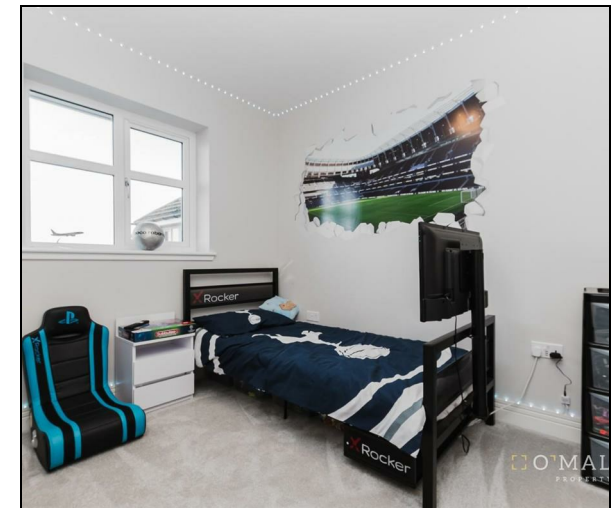
The home report is available upon request. Contact our team today.

Fixtures & fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

Property Misdescriptions Act 1991.

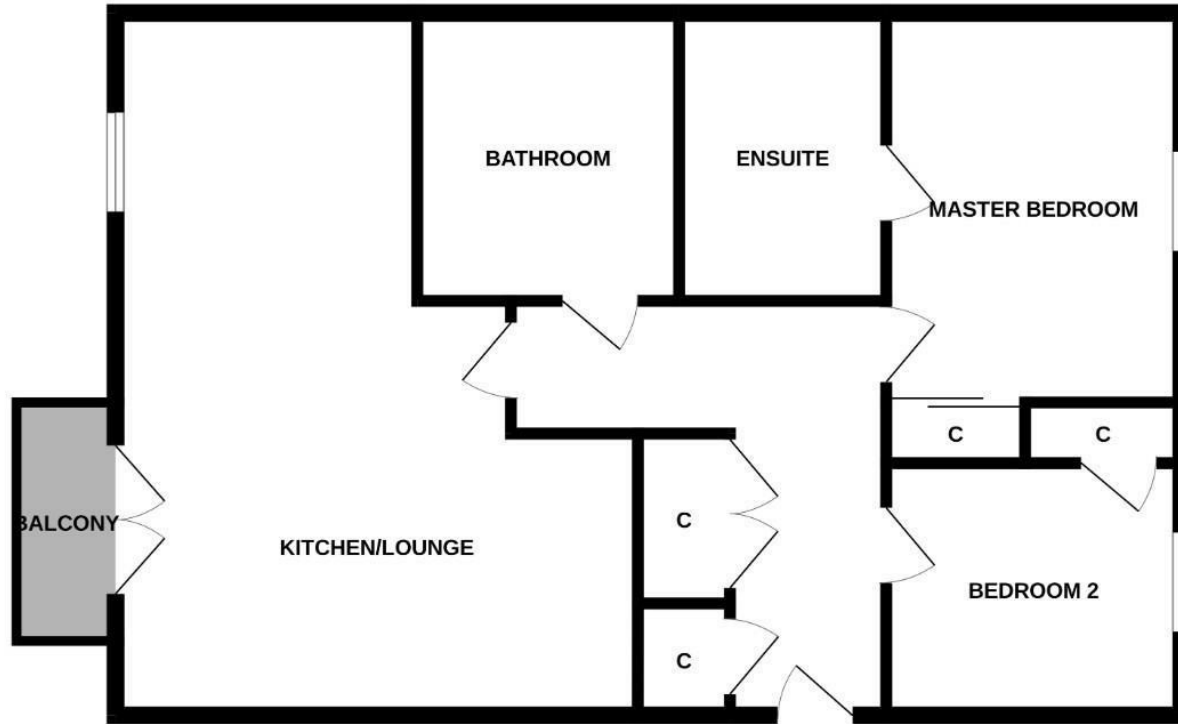
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £214,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



LARBERT

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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