



Tryst Park
Larbert FK5 4FN

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Rarely available first floor cottage flat, situated within the ever popular Kinnaird Village Larbert. Set minutes from Kinnaird Primary School, Larbert Train station and Forth Valley Royal Hospital. Constructed by Charles Church Homes you will find that the build and the specification is seldom seen into days market. Offered to the open market in immaculate condition throughout.

Should you be looking to purchase as an investment, you would expect to gain a return of £675.00 per month





Internally the accommodation comprises of an entrance hallway which gives access to all main rooms. The Lounge is separate and is the perfect area to just switch off from the world.

The Kitchen/Dining room will blow you away by how large this room is. All appliances will form part of the sale and there is more than enough room for a family sized dining suite, or a small dining set and sofa, definitely the room where you can gather with your friends all night long.

The main bathroom is off the hallway and is fitted with a white three-piece suite, white wood finished vanity units and a tall chrome towel warmer.

The master bedroom comes complete with fitted robes and the additional free standing mirror robes. This room is generous in size and can easily accommodate a king-sized bed, bedside cabinets and chest of drawers.

This room benefits from a generous sized en-suite, which is also all finished in white, to include white vanity units. The shower is fed via the combi boiler; thus, the pressure is good on the shower.

Bedroom two is a full double bedroom, complete with fitted robes.

To conclude this super home, you will find a large store cupboard within the hallway. There is a recently installed Ramsay Loft Ladder giving ease of access to the loft, which provides excellent additional storage.

Externally there are well maintained communal gardens and a private parking space, along with a good amount of additional visitor parking.

An amazing home offered in move in condition and one that we know will move on to a new owner very soon.



Items included in sale:

- All Flooring
- All Blinds
- All integrated appliances
- Four burner stainless steel Gas Hob
- Stainless Steel finish electric Fan assisted Oven
- Feature Stainless steel Hood
- Free standing Mirror robes to Master bedroom
- All Chandelier lights
- All Designer Pelmets and Roman blinds
- Ramsay Loft Ladder
- Private Parking Space

LOUNGE

14'02" x 9'11" (4.32m x 3.02m)

DINING KITCHEN

14'06" x 12'00" (4.42m x 3.66m)

MASTER BEDROOM

12'00" x 10'2" (3.66m x 3.10m)

EN-SUITE

- Highly sought-after location
- Minutes from Kinnaird Primary School
- Private entrance
- Quiet situation
- Elevated ceiling heights
- Oak pass doors
- Vanity units to Bathroom and En-suite
- Tall Chrome Towel Rails to Bathroom & En-suite
- Boiler recently serviced
- Flooring to Kitchen and hallway (White high

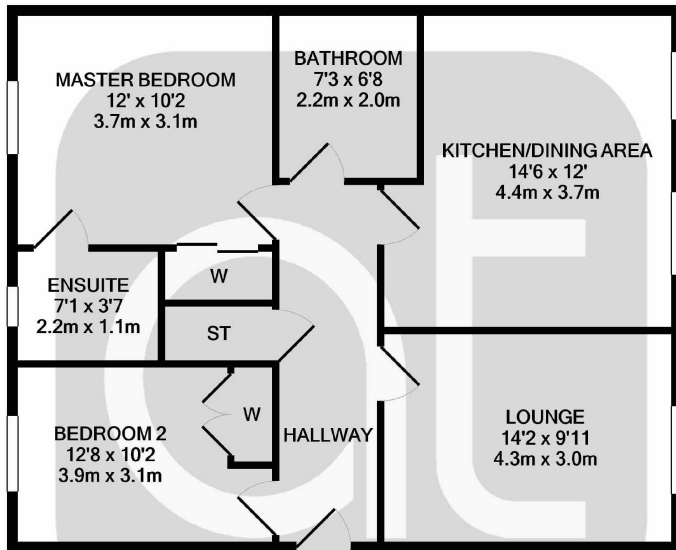
7'01" x 3'7" (2.16m x 1.09m)

BEDROOM 2

12'08" x 10'02" (3.86m x 3.10m)

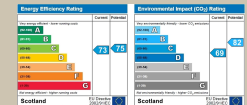
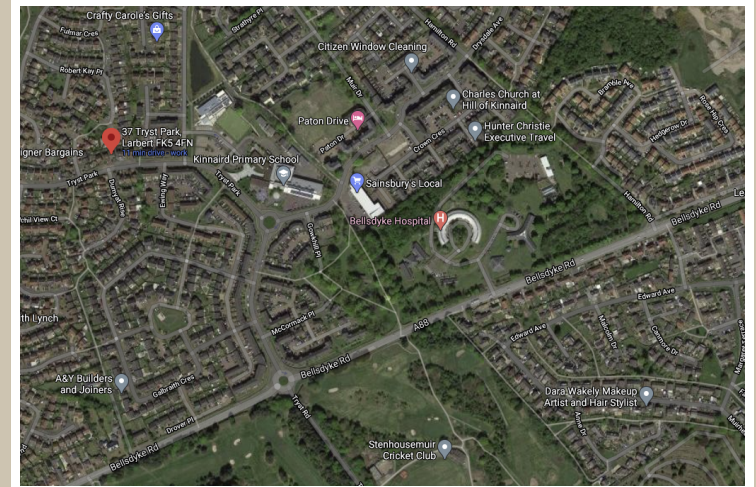
BATHROOM

7'03" x 6'08" (2.21m x 2.03m)



TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Nearby transport
 Larbert (1.3 Miles)
 Camelon (3.7 Miles)
 Falkirk Grahamston (4 miles)
 Edinburgh Airport (24.8 miles)
 Glasgow Airport (33.7 miles)
 Glasgow Prestwick Airport (54 miles)

- Nearby schools:
 Kinnaird Primary (0.1 Miles)
 Stenhousemuir Primary (1 mile)
 St. Bernadette's Primary (0.8 Miles)
 Larbert High School (1.5 miles)
 St. Mungo's High School (3.8 miles)

Disclaimer

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

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