



Ferniesyde Court  
Falkirk FK2 8FR

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

Tel: 01324 811235

info@alexander-taylor.co.uk

<https://www.alexander-taylor.co.uk>



CLOSING DATE SET FOR THE 12 NOON ON THE 15TH OF SEPTEMBER 23

Rare opportunity to acquire a larger style, Cala Homes three-bedroom Mid Terraced Villa, situated within the latest development at Kinnaird Wynd. The subjects are finished to the highest standard throughout and come with a host of extras. You will find Amtico flooring, all appliances to include fridge, Freezer, Dish Washer, Oven and Induction hob. The Washing Machine and tumble Drier will also be included and are fitted within the utility cupboard. There are designer Roman blinds and curtains. There are Solar Panels, and the rear gardens are South facing with nothing to the rear overlooking you. EPR: C

Alexander Taylor are delighted to bring to the open market, this outstanding 3 bed terraced villa, complete with south facing rear gardens and 2 allocated parking bays. The subjects were completed by Cala Homes and are known as the Arisaig house type. Constructed in July 2021, this home is in move in condition and comes complete with all integrated appliances, Amtico flooring, designer blinds and private rear gardens. EPR.

The internal accommodation comprises of a generous hallway which gives way to the WC, utility store and lounge. There is a feature glass door which gives access to the lounge. This room is amazing, it is bright, spacious, and private, due to being to the rear. Access to the upper floor is off the lounge. There is ample room within the lounge to accommodate a family sized dining suite, you have the choice of either next to the kitchen or a ready-made recessed area, both ideal. There are double french doors with glass side panels which makes for a full wall of glass, allowing light to flood this room.

Access to the kitchen is off the lounge. This room is, fitted with a white high gloss unit, co-coordinating worktops and all appliances are, integrated.



The upper floor offers a very spacious master bedroom, which is very, well-appointed and will include a full wall of white ash wood robes, amazing space. There is a double window formation to the room. Bedroom two is a full double bedroom which also benefits from fitted robes.

Bedroom three is a larger style single bedroom that can accommodate a single bed, robe ect. To conclude the upper accommodation, you will find the main bathroom. This room is fitted with a large bath, with an overhead mixer shower (rain shower) bi folding glass shower door, feature wall hung vanity unit and WC. The shower is off the mains and as such the pressure is excellent.

On a more practical level there the heating, is supplied by a gas fired system. The heating is a dual zone, giving you the ability to have heating on or not to the upper floor, amazing idea, saving on fuel. There are solar panels to the roof which gives next to no cost electricity and there is an alarm system.

Storage can be found by way of a large cupboard within the lounge and a large cupboard to the upper hallway, ideal for linen.

Externally there is a small garden to the front which has planting. The rear garden is of a south aspect and is finished with a large patio area and lawn.

Items included within the sale are:

- All flooring
- All Light Fittings
- All Roman Blinds
- All curtains
- Integrated Fridge
- Integrated Freezer
- 4 Burner Induction Hob
- Feature Extractor
- Full sized Dish Washer
- Free standing Washing Machine (9 months old)
- Free standing tumble drier
- Solar panels

- Constructed July 2021
- Arisaig House Type
- 2 allocated parking bays
- Dual zone gas central heating (upper level has own thermostatic)
- Alarm system
- USB ports to all rooms except Lounge
- Integrated Fridge and Freezer
- Integrated Dish Washer
- Single electric Oven
- 4 burner induction hob

**Lounge/dining Room:**

18'1" x 17'7"

**Kitchen:**

9'4" x 8'6"

**Utility Room**

2'7" x 3'9"

**WC**

3'10" x 6'3"

**Master Bedroom**

15'3" x 8'8"

**Bedroom Two:**

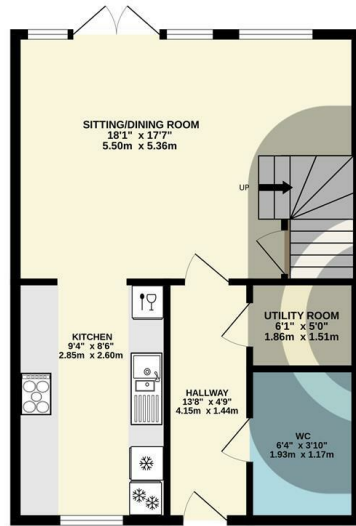
9'3" x 9'1"

**Bedroom Three**

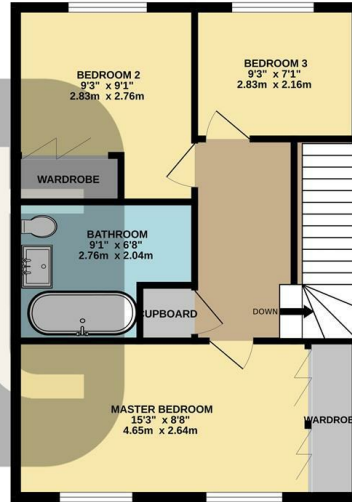
8'2" x 7'9"

**Bathroom:**

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

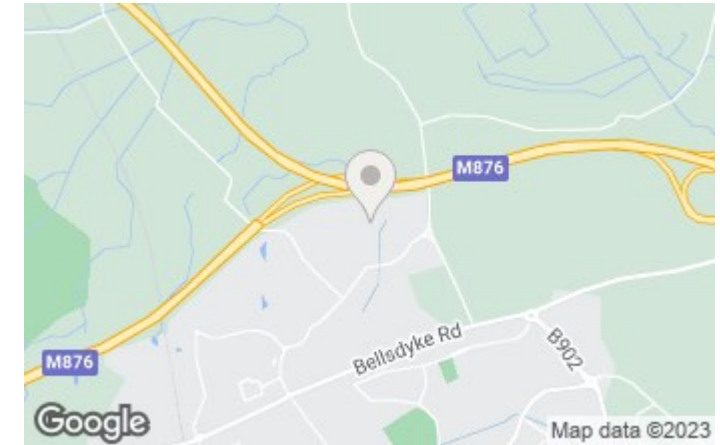


1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.0 sq.m.) approx.

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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Estate Agents  
**alexander taylor**  
The Property Boutique

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

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