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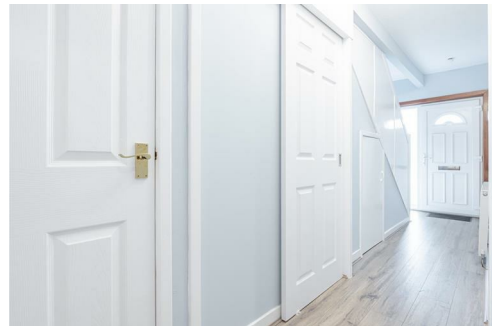
Three-bedroom Mid Terraced Villa, which has had improvements, which include, all walls and ceilings to the ground floor have been re-plastered, beautiful new white high gloss kitchen, complete with marble effect work surfaces, inclusion of a utility room, stunning new shower room and WC. There are three double bedrooms and good storage. Set within the village of Larbert and overlooking open green/play park area. EPR: C



Alexander Taylor is delighted to bring to the open market this delightful three double bedroom Mid Terraced villa to the open market.

The subjects are set within the highly sought-after village of Larbert and are set with open views to the front.

The village of Larbert has so much to offer from its great restaurants, social scene, beauty, and great little coffee houses. Larbert train station provides speedy access to Edinburgh, Glasgow, and Stirling. There is also park and ride available at the train station. Motorway links are also close by and give access to Glasgow, Edinburgh, and Stirling. Should you need access to a close by hospital "Forth valley hospital is on your doorstep.





The internal accommodation is clean, bright, and spacious. On entering the property, you will find a spacious hallway which gives access to all main rooms on the ground floor and access to the upper floor. The newly installed WC is off the hallway along with two good storage cupboards.

Firstly, off the hallway you will find the main family lounge. This room is of a generous size, it is bright due to the large picture window, which over looks the large green area. This room is large enough to accommodate your lounge furnishings alongside a dining suite.

Following on, you will find the main highlight of this beautiful home, the newly fitted kitchen. The kitchen was re fitted in 2022 and is finished with a white high gloss unit with co-ordinating work tops which are finished in a white marble effect. There is a breakfast bar area, for your early morning coffees. The appliances that will form part of the sale are an integrated Dishwasher and an integrated Microwave Oven. There is an appliance space for a tall Fridge Freezer and a cooker.

Off the kitchen our clients extended the property to form a utility room. This room offers two appliance spaces for your washing machine and your tumble drier.



To conclude the ground floor accommodation, you will find the recently refitted "Shower Room." You will find a large 1800 shower, complete with a thermostatic shower, a wall hung feature vanity unit with inset sink and a tall chrome towel warmer.

The upper accommodation offers a large master bedroom complete with a fitted storage cupboard. This room has two windows overlooking the front, which makes for a bright room. Bedroom two is also a large double bedroom, complete with a generous sized cupboard. Bedroom three is a double bedroom, these bedrooms are all very generous double bedrooms. Externally the front gardens are a mix of chips and flowering plants. The rear gardens are finished with lawn and a vegetable area. The rear gardens are of a southeast aspect. Parking is by way on street parking.

All in all this a great home, which will appeal to a broad market, and we anticipate a high level of interest.

Lounge /Dining Room

12'2" x 15'9"

Breakfasting Kitchen

8'9" x 12'0"

Shower Room

5'5" x 6'2"



- Highly sought-after location
- Newly installed Kitchen to include integrated Appliances (April 2022)
- Extension to rear to form Utility room (2017)
- Newly installed Shower room (April 2022)
- Newly installed WC (2018)
- Newly installed boiler (2017)
- New Radiators 2022
- Three large double bedrooms
- Beautiful open out look to front

Master Bedroom

10'6" x 15'4"

Bedroom Two

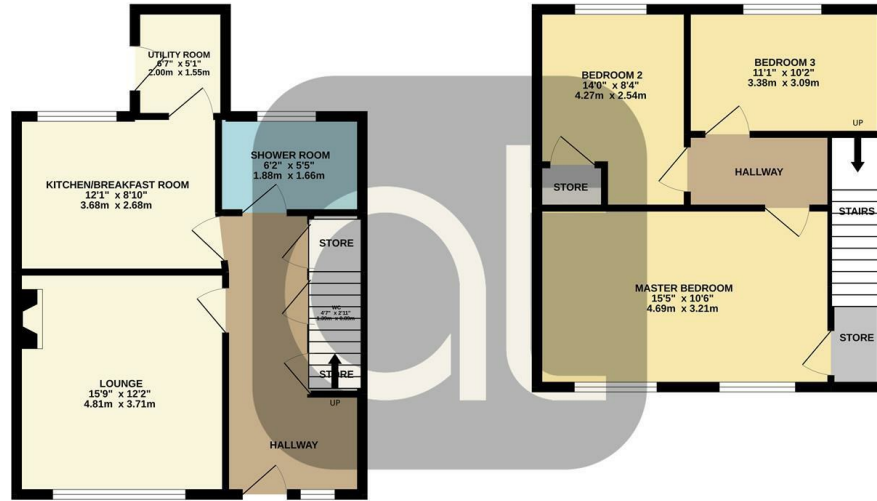
8'3" x 14'0"

Bedroom Three

8'3" x 14'0"

GROUND FLOOR

1ST FLOOR



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