



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>



Alexander Taylor are delighted to bring to the open market, this outstanding End 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 August 2021, this home is in move in condition and comes complete with all integrated appliances, and private rear gardens. .

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 window blinds
- All light fittings
- Integrated Fridge/ Freezer
- Integrated Dish Washer
- Single electric Oven
- Four burner Halogen Hob
- Integrated Extractor Hood

**Lounge**

**Kitchen**

**WC**  
3'10" x 6'4"

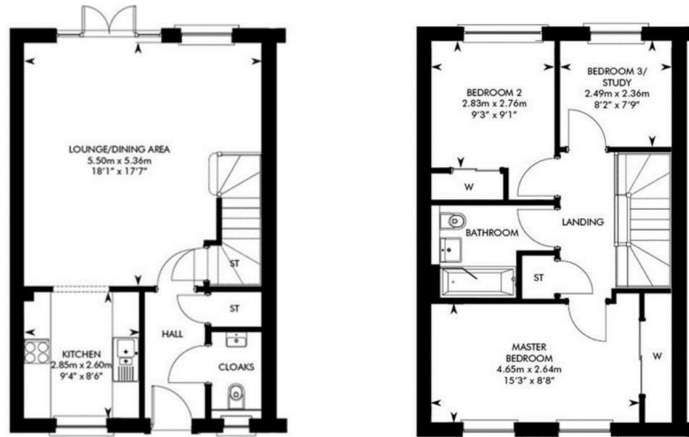
**Master Bedroom**

- Constructed Aug 2021
- 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 Freezer
- Integrated Dish Washer
- Single electric Oven 4 burner induction hob
- Utility cupboard (houses Washing Machine and Tumble Drier)
- Fitted robes to Master bedroom and bedroom two

**Bedroom Two**

**Bedroom Three**

**Bathroom**



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OnTheMarket.com

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Estate Agents  
**alexander taylor**  
The Property Boutique

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

**Tel: 01324 811233**

info@alexander-taylor.co.uk

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