



7, Derwent Avenue  
FK1 5HZ

21 Ferniesyde Court, Kinniard Village, Larbert, FK2  
Tel: 01324 811 233  
info@alexander-taylor.co.uk  
<https://www.alexander-taylor.co.uk>





Alexander Taylor is delighted to bring to the open market, this super four-bedroom mid terraced villa. The subjects are set to offer ease of access to Falkirk town centre, which is only within minutes' walk. Falkirk High School and Bantaskin Primary are walking distance as is Falkirk High railway station. This is just a great location if you love and need to be super close to all amenities. EPR: C

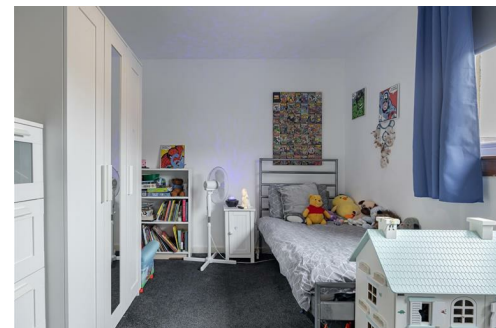
Internally the accommodation on offer, is bright and very spacious. You will find a large front facing lounge, super breakfasting kitchen, which will come complete with all appliances and the family bathroom, which is fitted with a "Thermostatic shower".

On the upper level you have three full double bedrooms and one smaller double bedroom. The master bedroom, bedroom three and four all benefit from additional storage. Bedroom two has ample space to accommodate a free-standing Wardrobe or fitted robes if so desired.



On a more practical basis, when our client purchased the property, the heating was supplied by electric storage heaters. They have since installed a full gas central heating system to include new radiators. This was carried out around 2015. They have also replaced all windows to include the front and rear doors, which have been fitted with UPVC units, through CR Smith, this was carried out in 2018. The roughcast was replaced in 2022 and cavity wall insulation was installed. Storage can be found by way of a large area under the staircase, and you will find a linen cupboard to the upper hallway. Please note that the loft has partial flooring, a sky light and is accessed by a "Ramsay Loft ladder". There is also a large garden room to the rear, which measures 10ft by 16ft.

Externally the front gardens have been replaced with chips, which is ideal as this gives you two private parking spaces. The rear gardens are of a south aspect and are finished with a large patio area, lawn, garden room and garden shed.





Super 4 bedroomed Mid Terraced Villa, set close to the main town of Falkirk and all local amenities. There have been many upgrades carried out: CR Smith UPVC Double Glazing throughout front and rear doors carried out in 2018. A full new gas central heating system fitted in 2015. The property has also had new roughcast carried out. The driveway has just been fully chipped and can accommodate two cars. There is a large "Summer House" which is 10Ft by 16FT, and the rear south aspect garden which is a sun trap.

Council tax Band: B

Energy performance rating:

Items which are included within the sale are:

- All Flooring
- All Window Blinds
- All Curtain Poles
- TV bracket to Lounge
- TV bracket to Bedroom two
- Single electric Oven
- Electric Hob
- Free standing Fridge Freezer
- Dish Washer
- Garden room
- Garden Shed

- Super highly sought after location
- Excellent transport links to Glasgow and Edinburgh
- Close to well-regarded choice of local schools most within short walking distance
- New gas heating system has been installed (2015)
- Roughcast has been re-done in 2022
- Formed double chipped driveway to front
- Spacious breakfasting kitchen
- All appliances are included within the sale (exception of Washing Machine)
- Family bathroom fitted with over the bath shower
- Super "Garden room"

**Lounge**  
12'8" x 14'2"

**Breakfasting Kitchen**  
8'6" x 14'1"

**Bathroom**  
5'4" x 6'5"

**Master Bedroom**  
9'9" x 12'11"

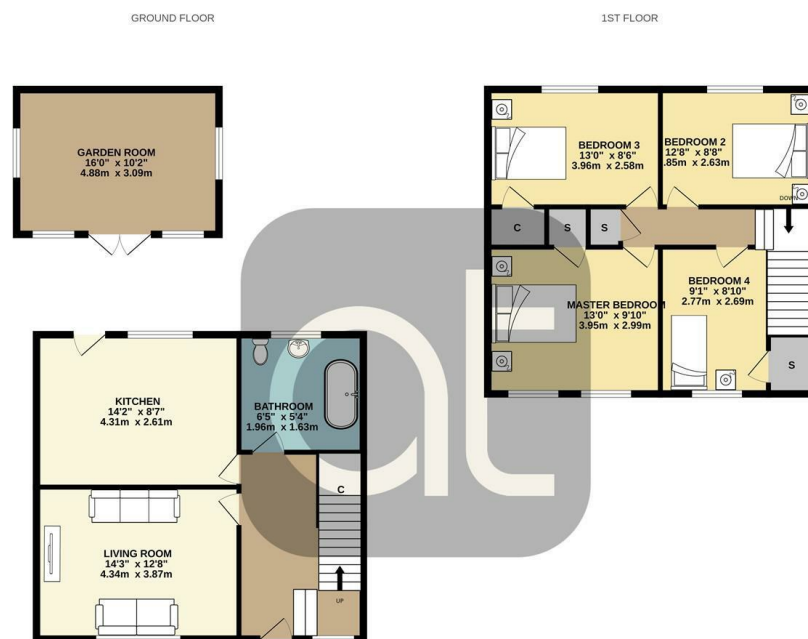
**Bedroom Two**  
8'7" x 12'7"

**Bedroom Three**  
8'5" x 12'11"

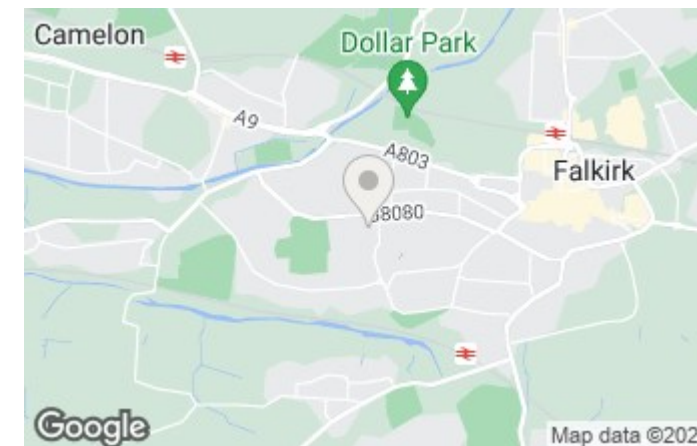
**Bedroom Four**  
9'1" x 8'9"

**Garden Room**  
10'1" x 16'0"





Whilst every attempt has been made to ensure the accuracy of the description 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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Viewing strictly by appointment with the Agent.



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