



Mccormack Place
Larbert FK5 4TZ

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Alexander Taylor is delighted to bring to the open market this outstanding top floor apartment. The subjects are set within the highly desirable location of "Kinnaird Village" Larbert. The location of this super home is key, you have open views across "Tryst Golf Course," open wooded area to the side and excellent parking facilities. You will find, a Sainsbury local, a super coffee shop, dentist, chip shop and an Indian food shop, all of which are within a few minutes' walk. The newly formed "Forth Valley Royal Hospital," is only minutes away by car. Motorway connections are close by and give speedy access to Glasgow, Stirling, and Edinburgh. Finally, you can hope on a train to Glasgow by way of "Larbert Train Station," which is close by and offers park and ride facilities.



Now let us see what this super home has to offer.

McCormack Place has two sides as you enter this area of Kinnaird village. The property is set to the left, as you enter in. This area is adjacent to the wooded area, where it is quieter, with beautiful open space, and to the front, you have the open views directly over the golf course, its just so lovely. Internally the accommodation offers generous room sizes and excellent storage. The lounge is situated to the front, and benefits from a feature bay window, which our clients have placed a dining suite, why wouldn't you with the views, whilst you enjoy your coffee, a glass of wine or your evening meal. The hallway gives access to all rooms and benefits from two storage cupboards.



The breakfasting kitchen is fitted with a modern base and wall units. All appliances will form part of the sale and will include: a tall silver finish Fridge Freezer, free standing slimline Dish Washer, free standing Washing Machine, both finished in grey. There is also a silver finish electric Oven and a four-burner gas Hob and extractor. As the kitchen is to the rear, you can get a little glimpse of the "Ochil Hills." There is space for a breakfasting suite.



Following on, the master bedroom will come complete with double fitted robes. Bedroom two, which is adorable, will come complete with the free-standing robes.

Finally, you will find the family bathroom, which is fitted with a thermostatic shower, over the bath, glass screen and a tall chrome towel warmer.

On a more practical level the heating is supplied by a gas fired system. The boiler has been serviced. The windows are all UPVC units. The loft is fully floored and is accessed via a "Ramsay Loft ladder." Entrance into the apartment is by way of a security entrance. Our clients have just replaced the intercom phone. Private residents parking is to the rear.

There is a factor in place, which will look after the stairwell and gardens which surround the building. There is a bike store and bin store.

Someone is going to be super lucky to secure this magnificent home.

Items included within the sale are:

- All flooring
- All window blinds
- All light fittings
- A tall fridge freezer
- Hive system
- Free standing slimline dish washer
- Free standing washing machine
- Frees standing robes to bedroom two
- Shelves to bedroom two
- Shelve to master bedroom

Lounge
12'11" x 13'11" (into the bay)

Breakfasting Kitchen
8'5" x 9'6"

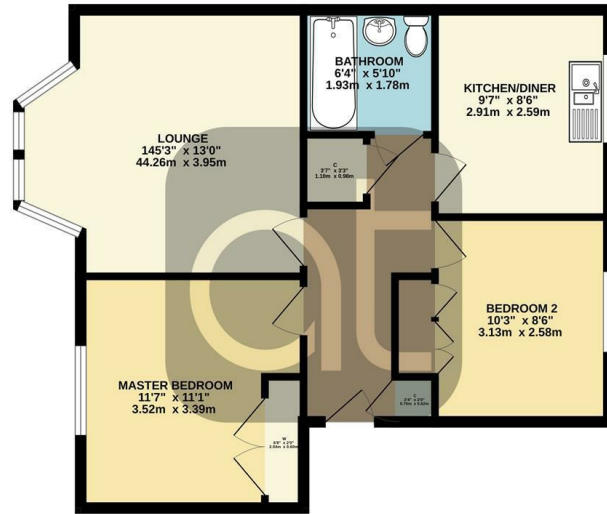
Master Bedroom
11'1" x 11'6"

- Highly desirable location
- Stunning views across to golf course
- Top floor apartment
- Security entrance
- Private residents parking
- Cycle store to rear
- Immaculate condition
- All appliances will be included within the sale
- Loft with loft ladder access
- Close to Hospital, train station and motorway connections

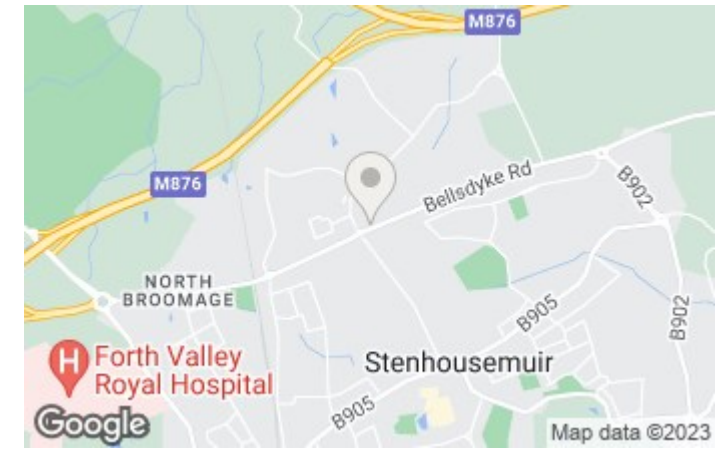
Bedroom Two
8'5" x 10'3"

Bathroom
8'5" x 10'3"

GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given for their operation or fitting to the plan.
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Viewing strictly by appointment with the Agent.



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