



Laurel Court
Falkirk FK1 4PH

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, charming two-bedroom ground floor apartment, located in an excellent location. This property is now available for sale, offering a fantastic opportunity for those seeking a cozy and well-maintained home.

Situated close to Camelon train station, this house boasts a prime location that ensures easy access to transportation options. Whether you commute for work or enjoy exploring nearby areas, the convenience of this location is truly unbeatable.

As you step inside, you will immediately notice the attention to detail that has gone into making this house a comfortable and inviting space. The entire property has been fully re-decorated, creating a fresh and modern ambiance throughout. Additionally, new flooring has been fitted throughout, enhancing both the aesthetic appeal and practicality of the space.



The kitchen is a true highlight of this home. With its modern design and ample storage space, it provides an ideal setting for culinary enthusiasts to unleash their creativity. All appliances are included within the kitchen, allowing you to start cooking your favourite meals as soon as you move in.

The master bedroom is generously sized, and features fitted robes that provide convenient storage solutions. Bedroom two also comes with fitted robe, ensuring that all your clothing and personal belongings have their designated spaces. Both bedrooms offer comfortable retreats where you can relax and unwind after a long day.

The bathroom is complete with a thermostatic shower over the bath, allowing you to indulge in refreshing showers or luxurious baths at your preference.

To ensure your comfort throughout the year, this property benefits from electric heating. The inclusion of UPVC double glazing ensures energy efficiency while providing sound insulation and reducing external noise levels. You will be able to maintain a cozy atmosphere regardless of the season.





Residents will appreciate the availability of private parking spaces within the grounds. This feature not only adds convenience but also provides peace of mind knowing that your vehicle is safely parked nearby.

Storage will never be an issue in this house as it offers good storage solutions throughout. You will have ample space to keep your belongings organized and out of sight.

In summary, 20 Laurel Court presents a wonderful opportunity to own a delightful two-bedroom apartment set with an excellent location. With its modern kitchen, fitted robes, and convenient amenities, this property is sure to impress. Do not miss the chance to make this house your new home. Contact us today to schedule a viewing and see for yourself all that this property has to offer.



Items included within the are:

All flooring

All window blinds (new blinds to both bedrooms)

Free standing electric cooker

Free standing washer drier

Free standing tall Fridge Freezer

Lounge

12'11" x 14'8"

Kitchen

5'8" x 9'0"

Master Bedroom

8'6" x 11'2"



- Excellent location for commuting
- Immaculately presented.
- Fully re-painted throughout
- New flooring throughout
- Thermostatic shower over the bath
- Fitted mirror robes to master bedroom
- Bedroom two has fitted single robe
- Council Tax Band: C
- Factor in place to clean stairwell and maintain garden grounds

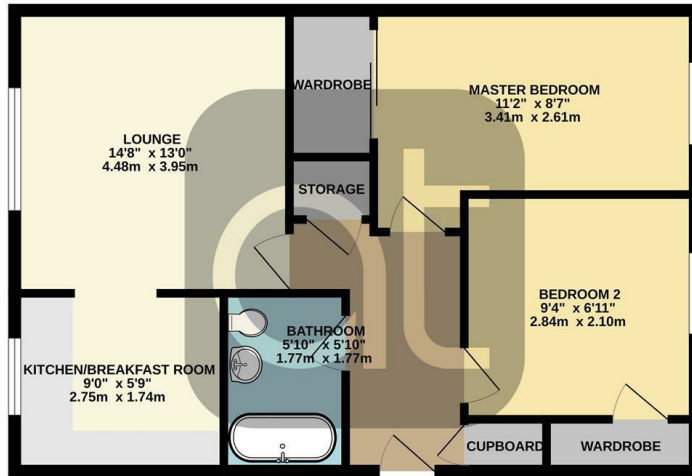
Bedroom Two

6'11" x 9'3"

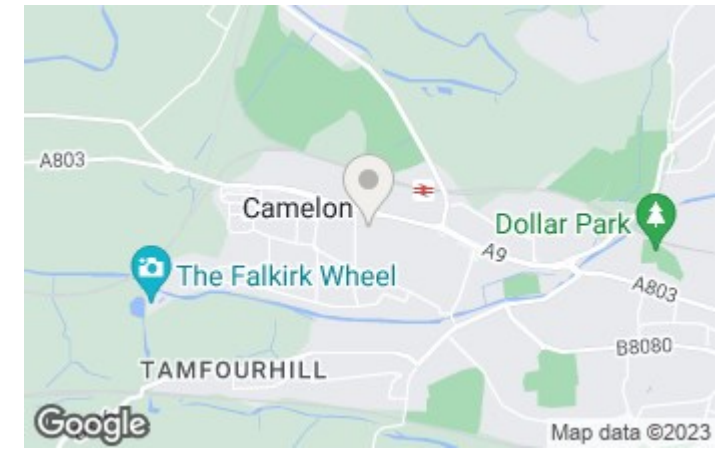
Bathroom

5'9" x 5'9"

GROUND FLOOR



While 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 guidance 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.
Made with Metropix. ©2023



Disclaimer
 These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



21 Ferniesyde Court, Kinniard Village, Larbert, FK2
Tel: 01324 811233
 info@alexander-taylor.co.uk
<https://www.alexander-taylor.co.uk>