



Rosebank Avenue,  
Falkirk FK1 5JP

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

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Alexander Taylor is delighted to bring to the open market this outstanding two double bedroomed end terraced villa, which comes complete with a ground floor extension, which includes the ever popular "Bi-Folding doors". The subjects are set within the highly desirable location of "Rosebank" which is a lovely little estate set within the outskirts of the main town of Falkirk. On your doorstep you will find, "Dollar Park", The Beefeater Restaurant and great transport links. A little further and you will find the vibrant town of Falkirk. Within the town you will find a great mix of restaurants, coffee houses and some great little pubs. The Falkirk Wheel and The Kelpies is also close by, both of which offer a great day out. You will also find Camelon train station close by which offers speedy links to Glasgow and Edinburgh. Park and ride facilities are available.



Internally this home is outstanding, there are so many aspects to this home, which differ from other properties which have been for sale within the same estate.

Our client has carried out a substantial amount of work to the property which includes, a large extension to rear, which flows off the original kitchen. At the time of the extension being built the kitchen was replaced with a modern "Shaker" style cabinet, finished in a pale grey. All the integrated appliances will form part of the sale. The extension allows light to flood this room and there is wall to wall "Bi-Folding Doors", which give access to the rear gardens. This area really is the heart of this super home, where you will have many happy memories entertaining you guests.



The shower room was installed around 2018 to 2019. The walls are finished with a bright white/grey "Wet Wall" and there is white high gloss vanity unit and a WC which is also within a white high gloss unit. There is a thermostatic "Rain Shower" within the shower enclosure.



The master bedroom will come complete with double fitted mirror robes. Bedroom Two is also a full double bedroom.

On a more practical level, the heating is supplied by a gas fired system, all widows are of a good quality UPVC Double glazed unit. There is a storage cupboard to the upper hallway and the loft for additional storage. The electric board was replaced in May 22 and all new regulated smoke alarms have been installed.

Externally, the front gardens are finished with a mix of "Astro Turf", chips and some flowering plants. The rear gardens have been fully tiled with a large modern grey tile, making for a very much maintenance free outside space. The rear gardens are of a south aspect, making it perfect for all day sunshine. Parking is provided by a private allocated parking space.

This is a super home, which will appeal to a broad spectrum of the market and one, we feel will have a high level of interest and as such any interested parties would be advised to act quickly.



Items included within the sale are:

- All Flooring
- All Window Blinds
- All Light Fittings
- Induction Hob
- Extractor
- Integrated tall Fridge Freezer
- Integrated Microwave
- Electric Oven

The extension was carried out in May 22 and will come with the balance of a 5-year warranty.

**Lounge**  
11'9" x 15'4"

**Kitchen, Dining Family Room**  
10'2" x 20'9"

**Master Bedroom**  
8'7" x 11'9"

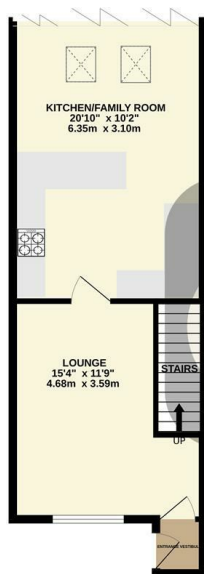


- Super starter home
- Highly sought after location
- Walking distance into Falkirk town
- Close to Grahamstown and Camelon train stations
- Outstanding Extension
- Bi-Folding doors to extension
- Elevated ceiling height within the extension
- Shaker style Kitchen
- All appliances will form part of the sale
- Private allocated parking space

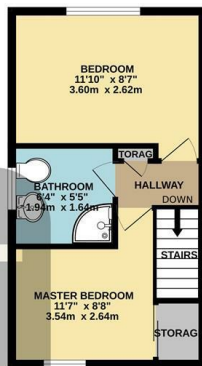
**Bedroom Two**  
8'7" x 11'9"

**Shower Room**  
5'4" x 6'4"

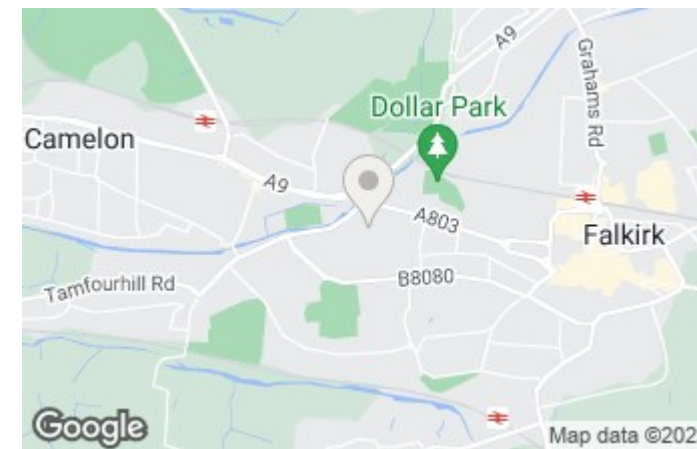
GROUND FLOOR  
475 sq ft. (44.1 sq.m.) approx.



1ST FLOOR  
329 sq ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq ft. (74.7 sq m.) approx.  
 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 misstatement. 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 shown unless actual guarantees are in place (or readily available) and are not shown to scale.  
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