



Cumbræ Drive  
Falkirk FK1 4AW

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

Tel: 01324 811235

info@alexander-taylor.co.uk

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





Welcome to 134 Cumrae Drive, a charming three-bedroom end terraced villa located in the neighborhood of Tamfourhill in Falkirk. This delightful property is now available for sale, offering a wonderful opportunity for those seeking a comfortable and spacious home. EPR: D

Situated in a peaceful spot, this home provides convenient access to local amenities. Nature enthusiasts will appreciate the proximity to breathtaking open countryside, allowing for leisurely walks and exploration. Additionally, the world-famous Falkirk Wheel is just a stone's throw away, providing an exciting attraction for all ages.

For commuters or those looking to explore nearby cities, Falkirk High train station is conveniently nearby. With speedy access to both Edinburgh and Glasgow, this location offers the best of both worlds - a peaceful retreat, while still being well-connected.

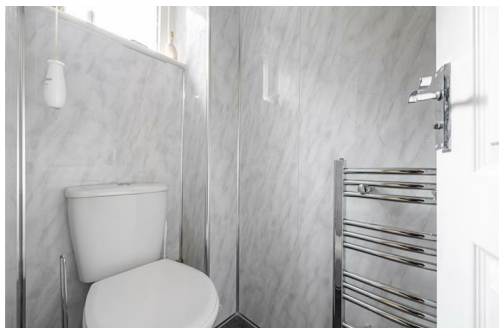


Upon entering this lovely villa, you'll immediately notice the generous room sizes throughout. The spacious lounge boasts a glass partition that seamlessly connects it to the family dining area of the kitchen, creating an open and inviting atmosphere. The well-designed kitchen itself is super-sized, providing ample space for entertaining guests.

One of the standout features of this property is the elegant fire and surround in the lounge, which will remain as part of the sale. This adds a touch of warmth and character to the living space, creating a cozy ambiance during chilly evenings.

The ground floor also features a convenient WC located in the hallway, ensuring practicality and ease of use for residents and guests alike.

Moving upstairs, you'll find a large master bedroom with fitted robes, offering plenty of storage space for your belongings. Bedroom two also benefits from free standing wardrobes, providing additional convenience. The third bedroom is a full double bedroom, perfect for accommodating family members or transforming into a home office or hobby room.





Outside, you'll discover good-sized rear gardens that offer a wonderful space for relaxation, gardening, or outdoor activities. Whether you prefer to bask in the sun or enjoy a barbecue with friends and family, this private outdoor area is a true asset.

While this property boasts numerous desirable features, it's worth noting that some internal upgrading is required. This presents an exciting opportunity for buyers to put their personal touch on the home and create a space that perfectly suits their tastes and preferences.

Don't miss out on the chance to make 134 Cumber Drive your new home. With its spacious rooms, convenient location, and potential for customization, this property offers endless possibilities. Contact us today to arrange a viewing and start envisioning your future in this lovely Falkirk villa.

Items included within the sale are:

All Flooring  
All window Blinds  
All Light Fittings  
All curtains  
Tall freestanding Fridge Freezer  
Free standing washing Machine  
Free standing Electric Cooker  
Free standing tumble Drier  
(Please note all appliances are sold as seen)  
TV Unit  
Dining suite  
Feature Fire Surround  
Garden Shed

### Lounge

14'4" x 17'1"

### Family Dining Kitchen

8'1" x 20'7"

### Master Bedroom

9'4" x 14'2"

- Excellent location
- Outstanding very spacious Kitchen/dining/family room
- WC has been installed to the hallway
- Wet Room recently fitted to re-place bathroom
- Three full sized double bedrooms
- Good sized rear gardens
- Council Tax Band: B
- EPR: D

### Bedroom Two

11'11" x 12'10"

### Bedroom Three

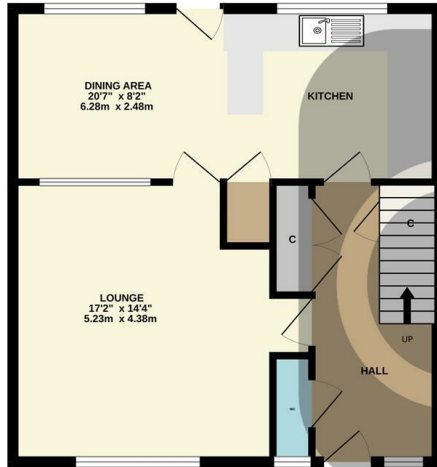
9'9" x 11'1"

### Shower Room

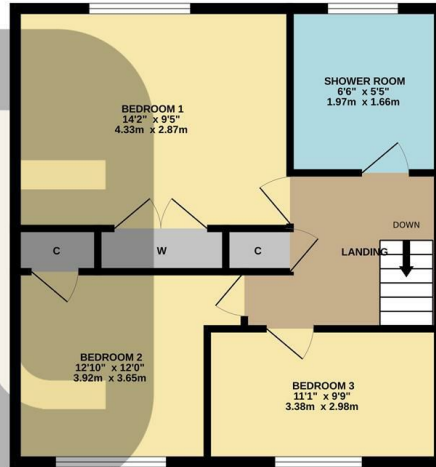
5'5" x 6'5"



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

Whilst 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 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.  
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>