



Mccormack Place
Larbert FK5 4TZ

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the open market this outstanding top floor one bedroom apartment. The subjects have been fully repainted in white with new carpets and new bathroom vinyl fitted. This super apartment is set within the highly desirable location of "Kinnaird Village" Larbert. The location of this super home is key, you have open views across to, "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. EPR: B

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, it is just so lovely.

Internally the accommodation is in immaculate condition and offers generous room sizes and excellent storage. The lounge is situated to the front, and benefits from a feature bay window, there is an additional side area with a window which is ideal to accommodate, a workstation, both windows offer views, across to the golf course, whilst you work away, have a coffee, a glass of wine or your evening meal, a lovely bright and spacious room. The hallway gives access to all rooms and benefits from a large storage cupboard.



The breakfasting kitchen is fitted with modern base and wall units. All appliances will form part of the sale and will include: a tall Fridge Freezer and a free-standing Washer Drier, there is also a silver finish electric Oven and a four-burner gas Hob and extractor. As the kitchen is to the front, you can have a bar style table and chairs, whilst you watch the world go by. Following on, the master bedroom is very spacious and will come complete with a built-in wardrobe.

Finally, you will find the family bathroom, which is fitted with a thermostatic shower, over the bath, glass screen and a large shelf which, is ideal to hold all your toiletries.

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 partially floored, to offer additional storage. Entrance into the apartment is by way of a security entrance. 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 (brand new carpets and lino to kitchen and bathroom)

All window Blinds (Blackout)
Free standing tall Fridge Freezer
Free Standing Washer Drier
Single stainless steel finish Electric Oven
Four burner stainless steel finish Gas Hob
Integrated Extractor Hood
There is a factor in place at a monthly cost approximately of: £67.00

Lounge
12'6" x 17'10"

Breakfasting Kitchen
9'4" x 12'7"

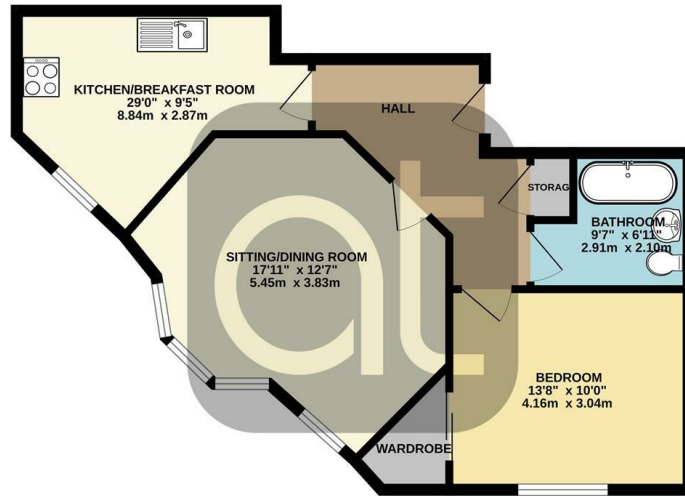
Master Bedroom
9'11" x 13'7"



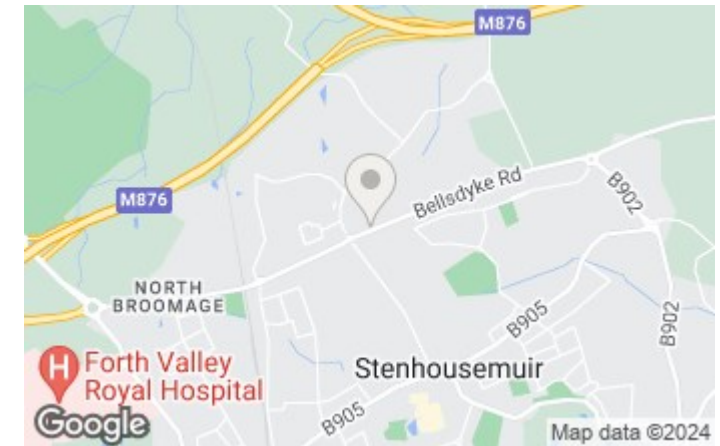
- Outstanding location
- Stunning views across to golf course
- Convenient for all local amenities
- Larbert train station is close by (park and ride facilities are available)
- Fully re-painted in a fresh white throughout
- Spacious Lounge with open views
- Breakfasting Kitchen
- All appliances will form part of the sale
- Bathroom with glass shower screen and "Thermostatic Shower"
- Residents parking

Bathroom
6'10" x 9'6"

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors arising from the measurements. The plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Viewing strictly by appointment with the Agent.



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