



Milne Drive
Falkirk FK2 9GT

21 Ferniesyde Court, Kinniard Village, Larbert, FK2
Tel: 01324 811235
info@alexander-taylor.co.uk
<https://www.alexander-taylor.co.uk>



The location of the property is ideal for access to Falkirk town, where you will find a great mix of restaurants, coffee houses and amazing independently owned boutiques. Callender Park is also on your doorstep, where you will find the most beautiful woodland walks and one of Falkirk's most iconic buildings "Callender House." This is a historic building, which caters for weddings, events, and has the most beautiful drawing room, where you can have the best soup, scones, and coffee, whilst looking over the beautiful extensive grounds of Callender Park. There is also a boating pond, children's play area and a further, hot and cold food takeaway. For the commuter, Falkirk High Station and Polmont station are the closest, both with direct, fast links to Glasgow/Edinburgh. Grahamston station is a good alternative, should you wish to travel from the town centre of Falkirk. All offer park and ride facilities. Motorway connections are close by with the M9, M8 both of which offer access to Glasgow and Edinburgh.





On entering, you will be taken aback as to how spacious this home is, even the hallway offers a great space. On the ground floor you will find a generous sized lounge, which will come with the feature black marble fire surround and living flame gas fire. There are double oak doors which give way to the dining room. This room is a true family dining room and can accommodate a family sized dining table with sideboard etc. There are double "French Doors" which give access to the rear gardens. Following on, let us have a look at the stunning dining kitchen. The kitchen units are finished with a modern, light grey matt finish door, which matches perfectly with the black "Granite" work surfaces. The appliances that will form part of the sale are a large "American Fridge Freezer, which is plumbed to give you access to on demand, fresh cold water and ice cubes. You will also find a "Rangemaster" five ring cooker, looks like for ever more, Christmas will be at yours! a feature large glass and chrome extractor and an integrated dish washer. There is ample room to accommodate a smaller sized dining suite within the kitchen. Off the kitchen you will find, a large utility room, which gives access to the rear gardens.



Finally, to conclude the ground floor you will find the WC, which is perfectly placed off the utility room, to give free access to children, not having to run through the house to get to the toilet. EPR: C

The upper accommodation offers, one of the largest master bedrooms, that I have seen in a long time. This room is huge and benefits from the large double fitted robes, his and hers! there is also a spacious en-suite to the master bedroom. Bedrooms two, three and four are all true double bedrooms, and all have fitted double robes. To conclude the upper accommodation, you will find the family bathroom, which offers a large bath, WC, wash hand basin and a separate shower enclosure, just so good should you have older children, which will free up your en-suite.

On a more practical level the heating is byway of a gas fired system. All windows are of a high quality UPVC and there is a recently installed "ADT" alarm system. There is also a "Ring Doorbell," and finally a "Google Nest" system in place. Storage can be found within the lower hallway, upper hallway and the loft is accessed via a "Ramsy Loft Ladder," where you will also find the loft is partially floored.

Externally you will find the front garden is laid to lawn. There is a double driveway and a single garage. The large rear gardens are designed to

be on two levels with the lower level offering a generous patio area, you then have stairs which lead up to the extensive decked area. I should point out that the rear gardens are of a south aspect, making this garden just a dream in the summer with all day sunshine.

This is a super, seldom available, true family home and one that we anticipate will, be a great family home for its next buyers.

Lounge
11'0" x 17'7"

Dining Room
11'0" x 8'9"

Dining Kitchen
10'2" x 14'3"

Utility Room
5'6" x 8'4"

W C
2'11" x 5'5"

Master Bedroom
13'0" x 14'11"

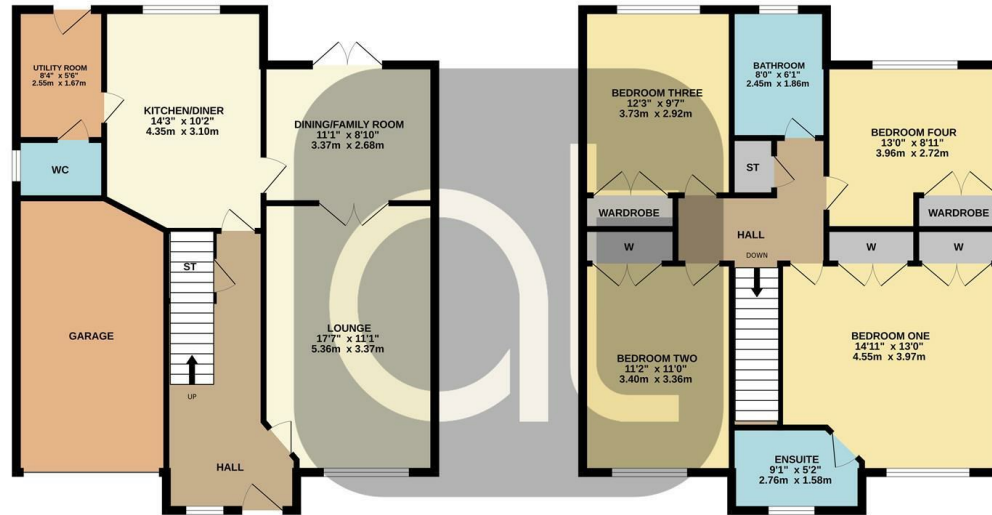
En-suite
5'2" x 9'0"

Bedroom Two
11'1" x 11'0"

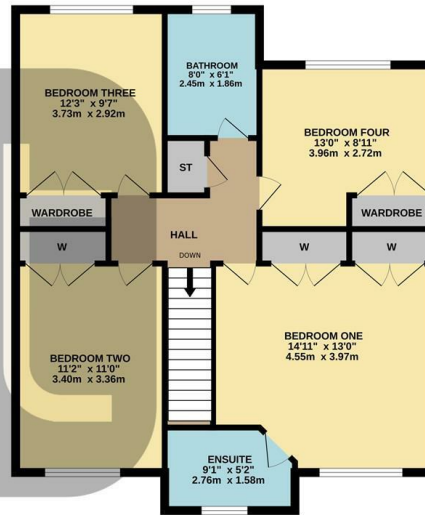
Bedroom Three
9'6" x 12'2"

Bedroom Four
8'11" x 12'11"

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

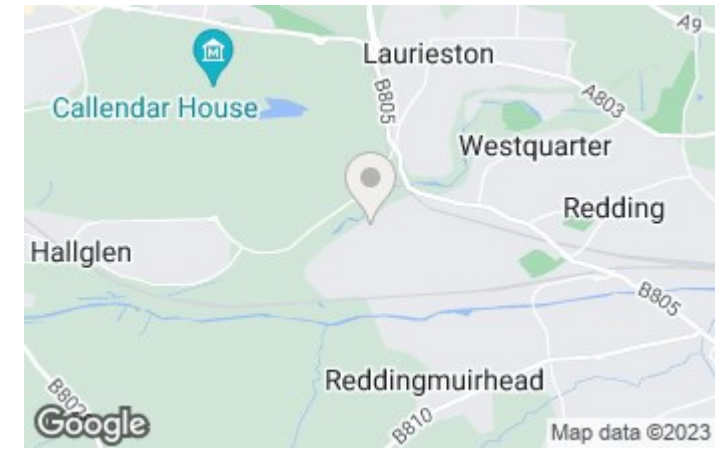


1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1670 sq.ft. (155.1 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 6/2023



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>