



McCormack Place
Larbert FK5 4TU

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Alexander Taylor is delighted to bring to the open market this outstanding ground floor apartment. The subjects are set within the highly desirable location of "Kinnaird Village" Larbert. You will find, a Sainsbury local, a super coffee shop, dentist, chip shop and an Indian, 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 hop on a train to Glasgow by way of "Larbert Train Station," which is close by and offers free park and ride facilities. EPR: B



McCormack Place is set on the edge of the estate, making it an ideal location, for ease of access to all local amenities which include, public transport, motorway connections and the Forth Valley Royal Hospital. There are, beautiful, wooded walks, there is a wooded area, which is within a few minutes' walk from the property and offers a beautiful open space, to walk your dog, running or just for a leisurely stroll. Kinnaird Village is such a lovely place to live, it is a great community and will give you a speedy gateway to Edinburgh, Glasgow and Stirling, either by motorway or by Larbert train station, which is close by and offers free park and ride facilities.

Now let us see what this super home has to offer.

Internally the accommodation is immaculate, all light and neutral colours and offers generous room sizes and excellent storage. The lounge is situated to the front, and benefits from a feature bay window, this is an ideal area for your dining suite, whilst you enjoy your coffee, a glass of wine or your evening meal and watch the world go by. The hallway gives access to all rooms and benefits from two storage cupboards.

The breakfasting kitchen is fitted with a modern base and wall units. All appliances will form part of the sale. There is space for a breakfasting suite.





Following on, to the front of the property, there is a full double bedroom, and situated to the rear of the property there is a very generous sized master bedroom which benefits from, fitted robes.

Finally, you will find the family bathroom, which is fitted with a thermostatic "Rain Shower" enclosed within glass screen, and a tall chrome towel warmer. The feature illuminated mirror will also form part of the sale.

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. Entrance into the apartment is by way of a security system, which will come complete with an internal wall hung answering phone. Ample parking is provided for residents to the rear of the property.

There is a factor in place, which will take care of the stairwell, with weekly cleans. The gardens, which surround the building, are also factored, keeping the grounds well maintained. The building insurance will also be part of your factor fee. 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

All window blinds

All light fittings

A tall fridge freezer

Free standing washing machine

Illuminated mirror to bathroom

Lounge
12'8" x 13'8"

Breakfasting Kitchen
8'5" x 9'6"

Master Bedroom (Rear)
8'6" x 10'0"

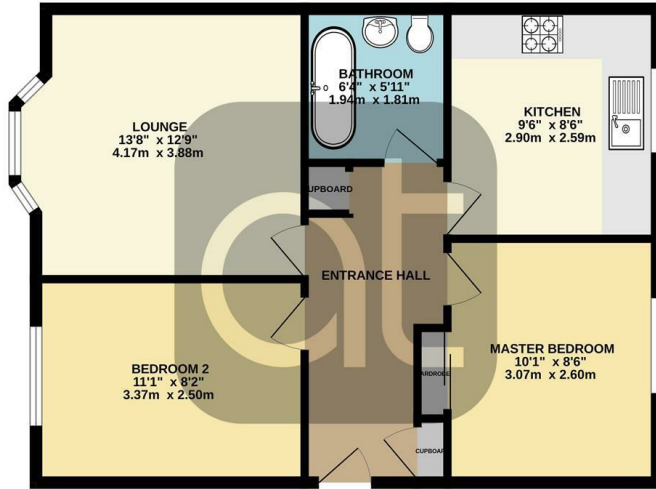


- Highly desirable location
- Fully redecorated
- Two full double bedrooms
- Security entrance
- Private residents parking
- Cycle store to rear
- Immaculate condition
- All appliances are included within the sale.
- Close to Hospital, train station and motorway connections
- Council tax band: C

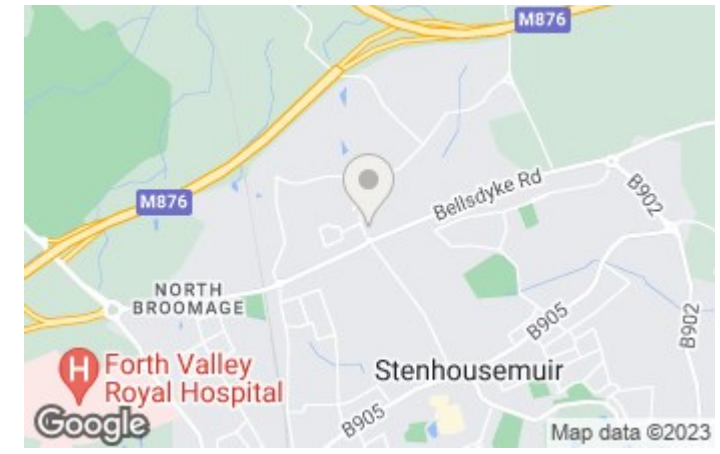
Bedroom Two
8'2" x 11'0"

Bathroom
5'11" x 6'4"

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is made as to their operability or efficiency can be given.
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 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.



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