



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 one bedroom apartment. The subjects have been fully repainted in white with new carpets throughout. 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 free-standing Washer Drier, 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. The wall mirror will form part of the sale.

On a more practical level the heating is supplied by a gas fired system. The windows are all UPVC units. 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)

All window Blinds

Free Standing Washing Machine

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"

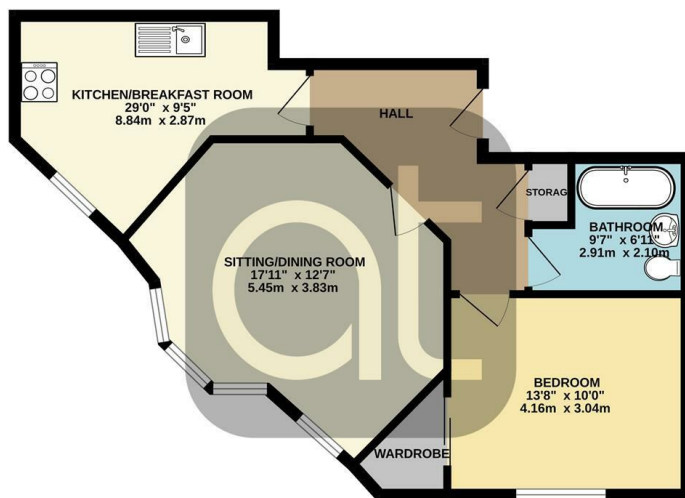


- Outstanding location
- Stunning views across to golf course
- Convenient for all local amenities
- Larbert train station is close by (park and ride facilities are available)
- Spacious Lounge with open views
- Breakfasting Kitchen
- All appliances will form part of the sale
- Bathroom with glass shower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

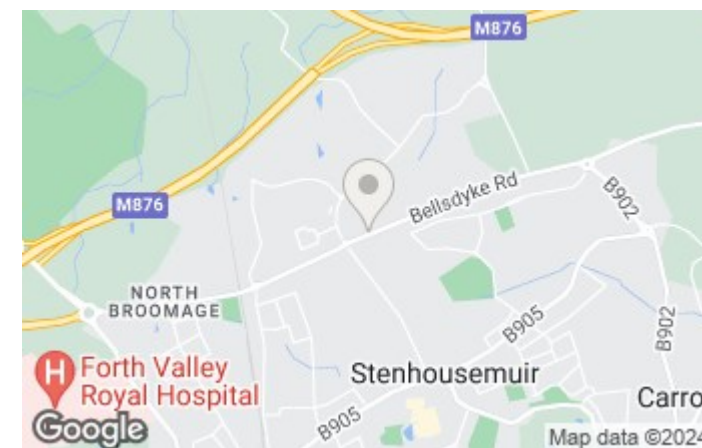
Bathroom

6'10" x 9'6"

GROUND FLOOR



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Estate Agents
alexander taylor
The Property Boutique

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

info@alexander-taylor.co.uk
https://www.alexander-taylor.co.uk