



Hedgerow Drive
Larbert FK5 4ZN

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



Alexander Taylor is delighted to bring to the open market this larger style five bed detached villa which is set, within the ever popular "Kinnaird Village" in Larbert. The subjects offer a fantastic location where you will find great amenities on your doorstep. Should schooling be necessary, the renowned "Kinnaird Primary School", is within a short distance and you will also find a "Sainsbury's Local," amazing butchers, dentist, and a great little coffee shop. EPR: C

When Kinnaird Village was designed, thankfully Falkirk council stipulated that it was important to retain as many green areas as possible, along with trees that are 100's of years old. There also ponds within the area, that host swans, ducks, and other birds, making for a great walking experience for the wee ones, and great dog walks too.

Other facilities include, Larbert train station, which is close by and offers speedy access to Glasgow Edinburgh and Stirling, amongst many other destinations. There is also a new on and off slip road giving you speedy access by car to Edinburgh and Glasgow.

Overall, a perfect location to explore the central belt, whilst having so many great attractions, right on your doorstep.

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

On entering you will find a spacious hallway which gives access to all rooms on the ground floor and access to the upper floor.

The lounge is of a substantial size, and the fact that it is separate, from the rest of the living accommodation.

The kitchen is the hub of this home, it is huge, and can easily accommodate a family sized dining suite along with easy sitting chairs or a small sofa. All integrated appliances will form part of the sale. From the kitchen you gain access into the utility room, and WC. There are double french doors which lead off from the kitchen to the rear garden and a back door off the utility room.



The upper accommodation offers a very spacious master bedroom which will come complete with fitted robes. The en-suite offers a large walk-in shower, which is fitted with a thermostatic shower, WC, and wash hand basin.

Bedroom two is also a full double bedroom and benefits from fitted robes. Bedroom three, is a generous double bedroom and bedroom four, has been fitted out, ladies are you ready! it is a walk-in dressing room, and it is fabulous. You have hanging space, drawers, and more hanging space, it is amazing. Bedroom five is a larger style single bedroom that is currently being used as a home office.

To conclude this super home internally you will find the stunning, just been re fitted bathroom. Our client opted to remove the bath and install a large walk-in shower, vanity unit and a tall towel warmer, it is stunning, and she will be sad to leave this beautiful room.

Externally the rear gardens were fully landscaped, and what a space it is. You will find, a large, decked area, which currently holds a family sized "Hot tub," a further decked area to make sure you move with the sun and a patio area. The garden is of a westerly position, making it an ideal area for all day sunshine into the evening.

Overall, this is a super family home, set within a highly desirable area and one that we feel will incur a great deal of interest.



Items included with in the sale rae:

- All flooring
- All Window Blinds
- All light fittings
- Integrated dish washer
- Integrated tall fridge freezer
- Free standing washing machine
- Fre standing tumble drier
- Double electric oven
- Five burner gas hob
- Extractor hood
- All dressing room furniture
- Illuminated mirror to bathroom

Lounge
11'2" x 15'3"

Kitchen, Dining, Family Room
9'10" x 19'10"

Utility Room
6'0" x 6'8"

W C
3'6" x 6'9"

Master Bedroom
11'2" x 13'5"



- Highly sought after location
- Close to all local ammenities
- Kinnaird Primary School is within walking distance
- Excellent tur family home
- White high gloss kitchen
- All integrated appliances are included within the sale
- Newly fitted out bathroom
- Fitted robes to master and bedroom two
- Fantastic Dressing room
- Fully landscaped rear gardens

En-suite
5'11" x 6'11"

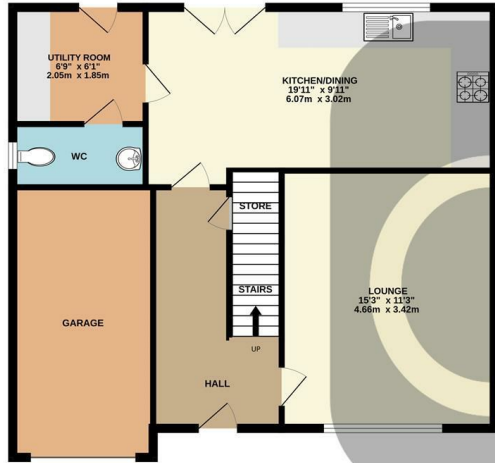
Bedroom Two
8'2" x 10'7"

Bedroom Three/dressing Room
11'7" x 9'0"

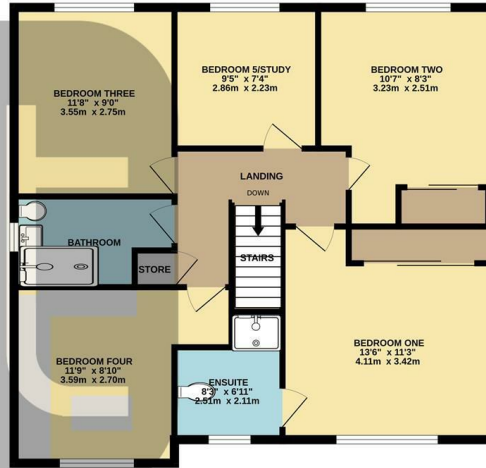
Bedroom Four
8'10" x 11'9"

Bedroom Five
7'3" x 9'4"

GROUND FLOOR



1ST 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