



Westpark Crescent  
Falkirk FK2 7GH

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



Alexander Taylor is delighted to bring to the open market, this outstanding 4/5 bed detached villa. The subjects are set within a highly desirable location known locally as "New Carron Village." The village has been developed over several years and offers a fantastic location for kids, to be able to enjoy the outdoor activities without having to worry about heavy traffic. Close by you will find "The Co-op," chemist, Greggs, and a "Lidl" all of which offer an excellent choice for your daily and weekly shopping. The closest train station would either be Larbert or Grahamstown, both of which offer speedy access to Glasgow and Edinburgh. Access to the M80, M9 is only a short distance away. Finally, "Foth Valley Royal Hospital" is a short drive and offers additional shopping at "Marks & Spencer."

This super home was built by "Walker Homes" and as such offers larger room sizes throughout and great storage throughout.



You will find a generous private lounge, which features a bay window, which overlooks the front gardens. The garage has been converted to offer an additional room, how you would use that, could be a further bedroom, playroom, games room, double office space, where I am going with this is that you have the option to use to enhance your family needs.

The kitchen was fully re-fitted around 2016, by "Howdens" and offer a mix of white high gloss units, all with soft closing doors and drawers. You will find a corner internal carousel, which almost triples the storage space and is super easy to access. The appliances that will form part of the sale are a tall integrated frost free, Fridge Freezer, full sized integrated Dish Washer, double Electric Oven, and a four-burner gas Hob. There is a generous sized dining area, which can accommodate a family sized dining suite. There is double "French Doors," which give you ease of access to the beautifully landscaped gardens. You will also find a utility room, for your washing machine and tumble drier.





There is access off the utility to the rear gardens.

There is a separate dining room which can easily accommodate a full family sized dining suite, or this room could also be utilised as a children's play room, family room.

There is a WC off the entrance hallway.

The upper accommodation offer's a supersized master bedroom, which comes complete with fitted bi-folding mirror doors. The en suite is fitted with white vanity units, large shower enclosure, WC, and wash hand basin. All remaining bedrooms benefit from double fitted robes.

To conclude this super home internally you will find the family bathroom. Which is fitted with a with suite which includes fitted wall and base vanity units. There is also a "Thermostatic Shower" over the bath.

On a more practical level, the heating is supplied by a gas fired system. The boiler was replaced in 2023. All internal doors have been replaced with a white finished door, throughout. The garage conversion was carried out in 2013 and all relevant paperwork is in place. The kitchen was replaced in 2016 and both front and rear doors have been replaced in 2023. The loft has been floored not fully but more than partially. All windows are of an excellent quality wood double glazing, which our client has maintained over the years.

Externally the rear gardens have been fully landscaped to offer a modern, minimal maintenance space, which consist of feature paving, large, decked area, which features fitted tiled seating and planting. There is also a large garden shed which sits to the side of the property and is the full depth of the house. You will also find an outside tap, and two double electric sockets.

### Items included within the sale are:

- All flooring
- All Light Fittings
- All window Blinds
- Integrated frost-free tall fridge freezer
- Integrated full sized dish washer
- Four burner stainless steel finish hob
- Feature stainless steel extractor
- Double electric oven
- Two garden sheds

- Highly sought after location
- Open countryside within minutes' walk
- Close to all local amenities
- All bedrooms are double bedrooms
- Larger sized home
- Fitted robes to all bedrooms
- Excellent storage throughout
- New boiler fitted in 2023
- New Landscaped rear gardens
- Council Tax Band F

**Lounge**  
11'0" x 17'7"

**Dining Room**  
9'0" x 11'6"

**Breakfasting Kitchen**  
8'11" x 16'6"

**Utility Room**  
5'3" x 7'3"

**Family room/Bedroom Five**  
7'10" x 16'5"

**Master Bedroom**  
11'2" x 14'4"

**En-suite**  
4'11" x 5'10"

**Bedroom Two**  
7'10" x 14'0"

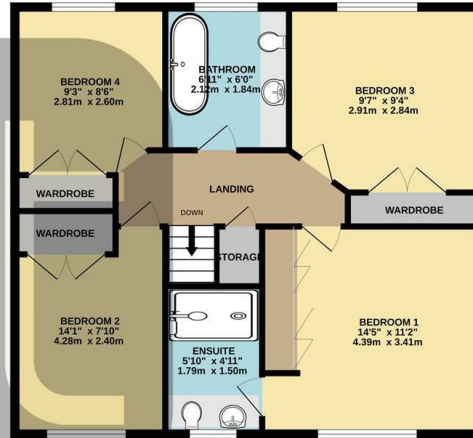
**Bedroom Three**  
9'6" x 9'3"

**Bedroom Four**  
8'6" x 9'2"

GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.

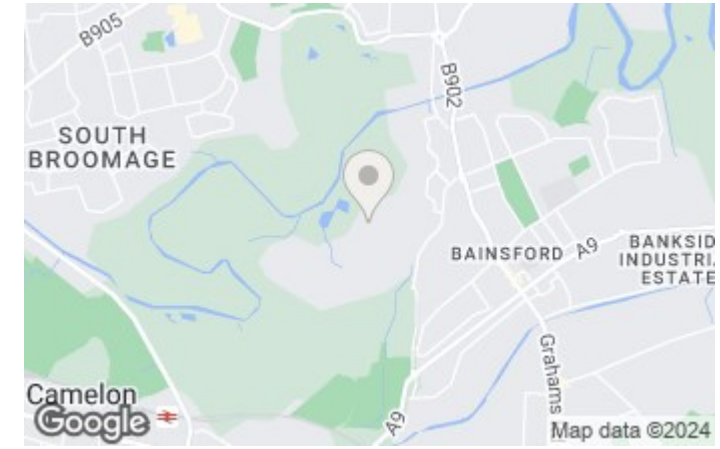


1ST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.3 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.  
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