




McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

24 Gerald Terrace

STENHOUSEMUIR, LARBERT, FK5 4JQ



The Location

STENHOUSEMUIR,
LARBERT, FK5 4JQ

Larbert provides an excellent range of local amenities, excellent transport links and good schooling with the respected Stenhousemuir Primary School and Larbert High School close at hand.

Commuters are very well served in Larbert. The train station is an easy walk from the property and provides mainline access to both Edinburgh and Glasgow. In addition, the surrounding arterial road and motorway network prove popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh.

Nearby Falkirk provides a wider range of amenities, as expected of a major town.





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This is a delightful end-terraced villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and rear door leading out to the landscaped gardens. There are two double bedrooms on the upper level, both of which are a good size. The bathroom is also located on the upper level and has a white suite consisting of a shower, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

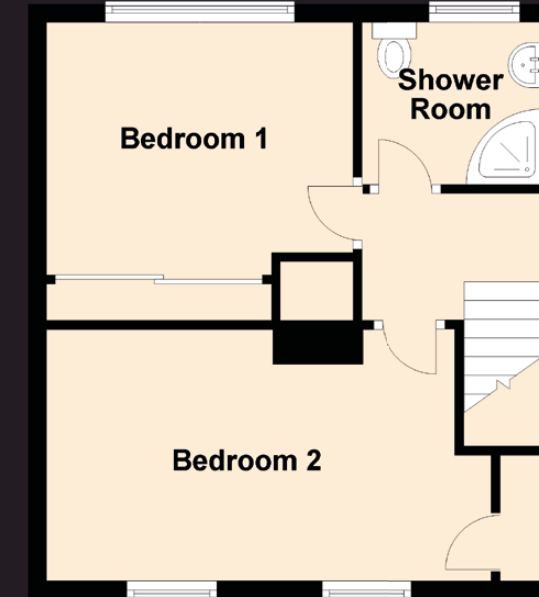
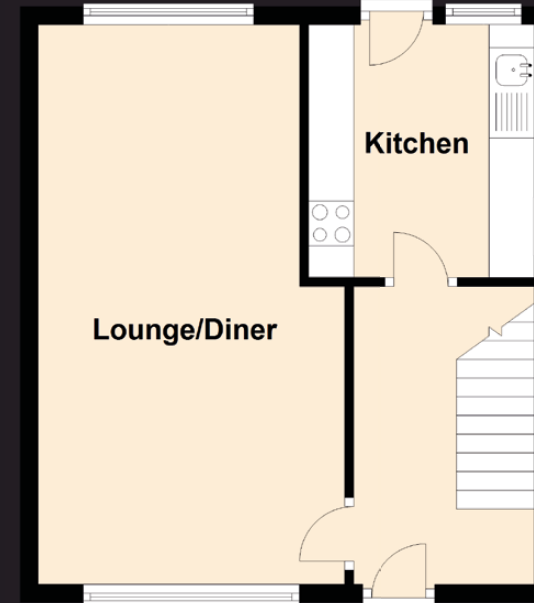
The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided by a lengthy driveway.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



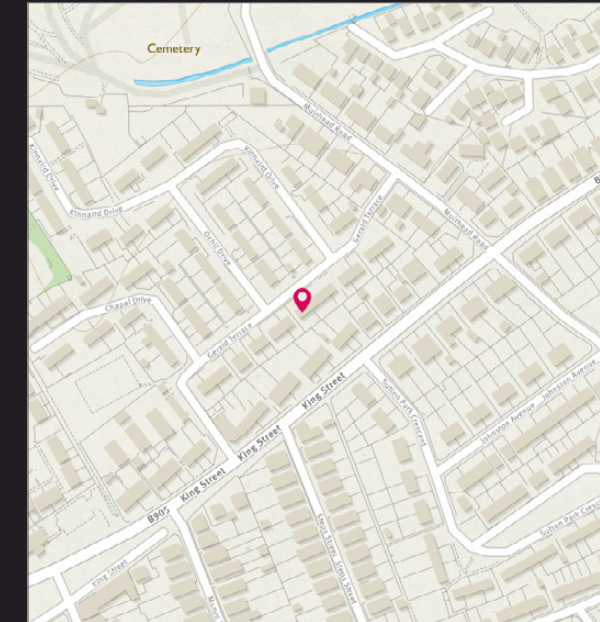
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.40m (11'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	3.20m (10'6") x 2.80m (9'2")
Bedroom 2	4.20m (13'10") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 68m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings and blinds.






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Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
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Text and description
JAY STEIN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer