

# Flat 1, 15 Stance Place

LARBERT, FK5 4FA



*Two Bedroom Apartment, Ideal Location, Walk-In condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this inviting ground-floor apartment, it offers a practical and comfortable living space and is presented to the market in true walk-in condition.

# THE LOUNGE/KITCHEN



Featuring an open-plan layout, the living area seamlessly connects to a well-appointed kitchen, creating a fluid space for everyday living. The simplicity of design allows for flexible furnishing arrangements, providing ample room for both relaxation and dining.





Two bedrooms, including a master suite, provide privacy and comfort, while large windows invite natural light to fill the space. The family bathroom is very well proportioned and completes the accommodation.

The ground-floor accessibility ensures ease of entry and convenience.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



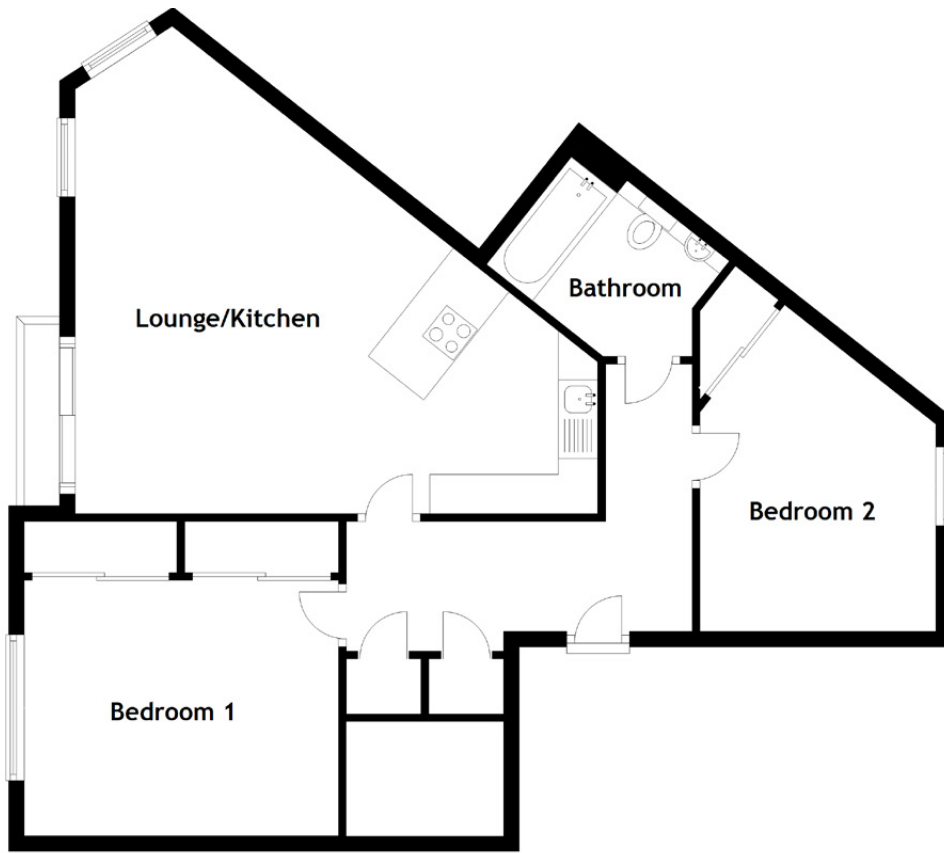
This property has been very well looked after by its current owner meaning a discerning buyer doesn't need to do anything.

Early viewing is advised.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

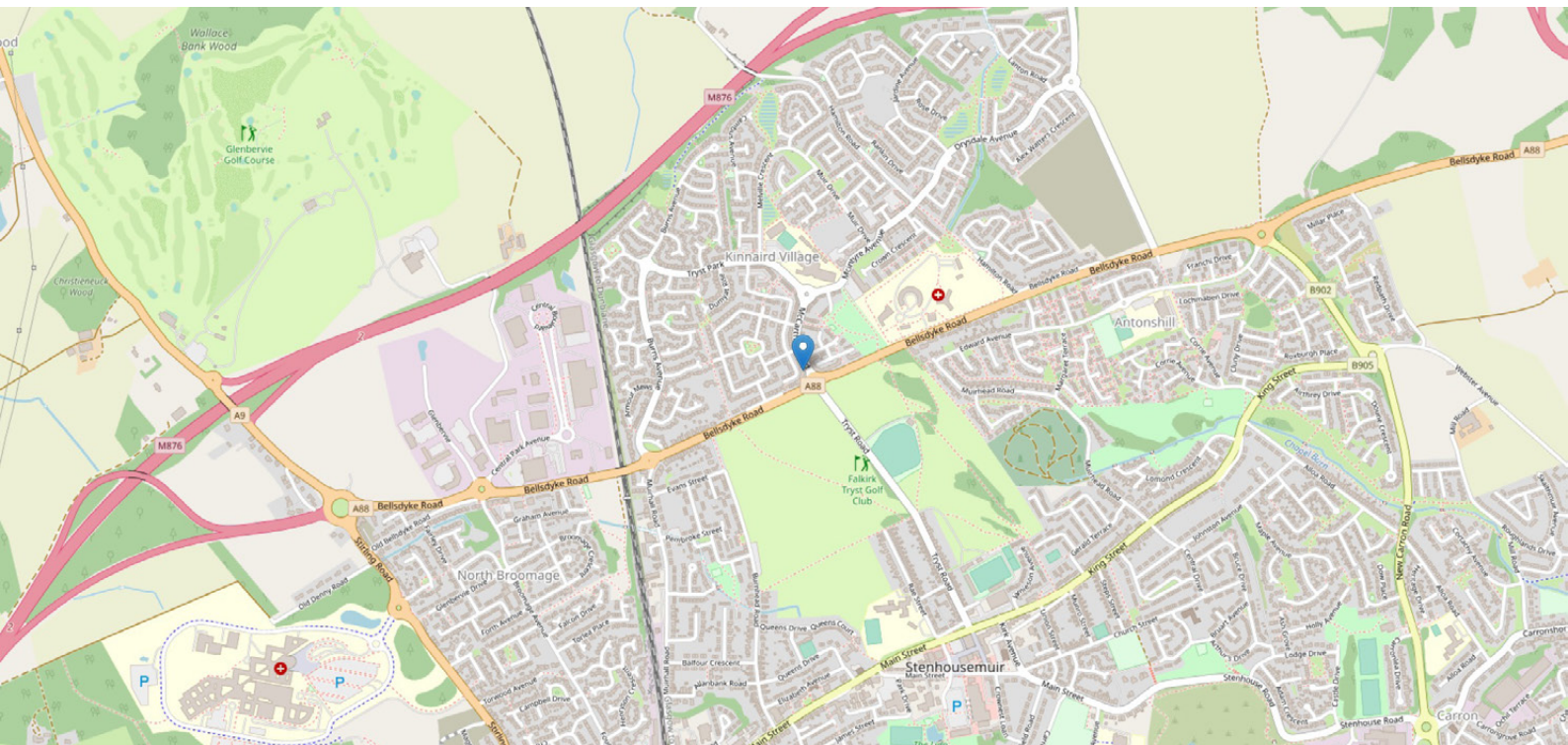
Lounge/Kitchen  
Bedroom 1

7.00m (22'11") x 6.20m (20'4")  
4.00m (13'1") x 3.25m (10'8")

Bedroom 2  
Bathroom

4.25m (13'11") x 3.00m (9'10")  
2.40m (7'10") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

This excellent apartment on Stance Place, a popular address in the sought after village of Larbert. The area provides an excellent range of local amenities, excellent transport links and good schooling with the respected Ladeside Primary School and Larbert High School close at hand.





Commuters are very well served in Larbert. The train station 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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JONNY CLIFFORD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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