



1 Beechmount House

CARRONVALE ROAD, LARBERT, FK5 3LG


McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCATION

Beechmount House sits on Carronvale Road, one of the most sought after addresses in the 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 is an easy 10 minute 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.



BEECHMOUNT HOUSE

McEwan Fraser is delighted to present this substantial upper villa to the market. The property occupies the majority of the upper two floors of Beechmount House, originally the home of Major Robert Dobbie, one of Larbert's most famous benefactors. The substantial detached villa was converted in three properties in the 1960's with Flat 1 being the crown jewel. Internally, the property is currently configured to provide 5 bedrooms, playroom, two public rooms and a generous kitchen. However, the nature of space means there is a lot of potential to remodel the interior layout to suit individual needs and tastes. Sitting in generous grounds, the property enjoys a private ground floor entrance, private section of garden, large driveway and a garage which is detached from the main building.



Entering the property, a handy vestibule gives plenty of space for coats and muddy shoes before ascending to the main first-floor hallway. The large central hallway gives access to the principal apartments and staircase to the top floor. Entertaining space is focused on two generous public rooms. As arranged, the larger is used as a formal dining room and the smaller as the main reception. This is the personal choice of the current owners due to the more intimate lounge it provides. The dining room offers excellent properties with high ceilings, period detailing and a huge bay window. The living room is naturally bright and characterful. There is plenty of floor space for a variety of different furniture configurations, however, the focus will tend to gravitate towards the stunning Minster fireplace. The fifth bedroom is sandwiched between the public rooms and is currently used as a nursery but could easily be adapted for a study.





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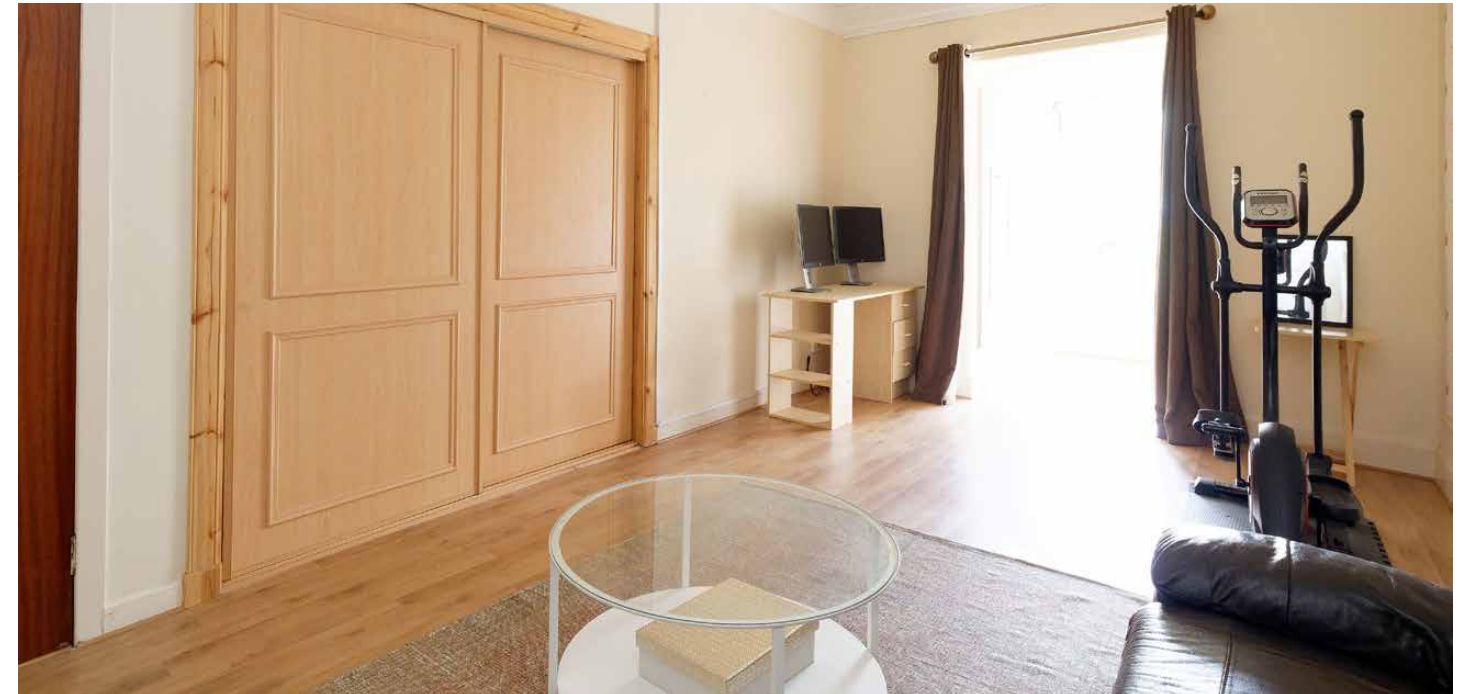
The recently refitted kitchen is stunning. The largest room in the apartment, the kitchen comprises a generous range of base and wall mounted units and an island all topped with wooden work surfaces. There is a huge amount of prep and storage space built around a range style cooker. Perfect for the aspiring chef. The kitchen all boasts a good range of appliances and ample space for additional seating. This kitchen is the true heart of the home with its timeless design and thoughtful layout. The accommodation on the main level is finished off with the master bedroom, a generous double and a large bathroom with a full suite including a separate shower.





A door off the main hall conceals the staircase to the upper floor. Originally one large billiard room, this floor has been subdivided to provide three generous double bedrooms, a WC and a playroom. Due to how the space has been subdivided, it would be relatively easily to reconfigure the space to suit individual family requirements. There is certainly scope, for example, to create a huge master suite with a large en-suite bathroom and dressing room. The potential is endless.

This is a unique property and internal viewing is essential to fully appreciate the size, condition and flexibility of the property on offer.







**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

FIRST FLOOR	
Kitchen/Diner	6.70m (22') x 4.40m (14'5")
Lounge	5.20m (17'1") x 5.10m (16'9")
Dining Room	5.10m (16'9") x 4.90m (16'1")
Bedroom 1	4.40m (14'5") x 4.30m (14'1")
Bedroom 5/Study	3.30m (10'10") x 3.10m (10'2")
Bathroom	3.60m (11'10") x 1.80m (5'11")
SECOND FLOOR	
Bedroom 2	5.40m (17'9") x 3.20m (10'6")
Bedroom 3	4.25m (13'11") x 1.10m (3'7")
Bedroom 4	4.50m (14'9") x 2.60m (8'6")
Playroom/Office	4.20m (13'9") x 3.80m (12'6")
WC	2.30m (7'7") x 1.90m (6'3")

GROSS INTERNAL FLOOR AREA (M²): 220m²
EPC RATING: E





VIEW FROM PROPERTY




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Part
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Available

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