

557 King Street

STENHOUSEMUIR, LARBERT, FK5 4JT



Wonderful three-bedroom semi-detached home in truly walk-in condition, extended to a high standard with the bonus of a summer house fully refurbished



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An excellent opportunity has arisen to acquire this semi-detached villa. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation with two public rooms and two double bedrooms and a single bedroom formed over two levels.

THE LOUNGE



The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation. The accommodation extends to; a private entrance vestibule, broad reception hallway, superb bay windowed lounge with feature fireplace and surround, and lovely family dining room.

THE DINING ROOM



THE KITCHEN



The fantastic fitted kitchen includes a range of base and wall units and plenty of worktop space for the aspiring chef! To the rear of the property, you will discover a sunroom with access to a stylish three-piece bathroom with a walk-in shower.



THE SUNROOM



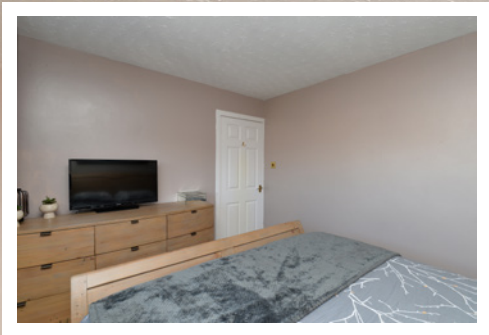
THE BATHROOM





The staircase with a glass balustrade leads to the upper level where you will be greeted with three bedrooms. The specification includes gas central heating and double-glazed windows.

BEDROOM 1

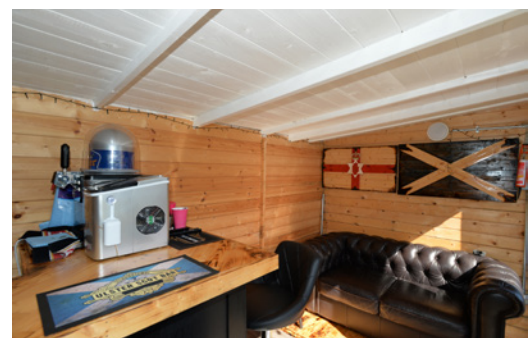


BEDROOMS 2 & 3

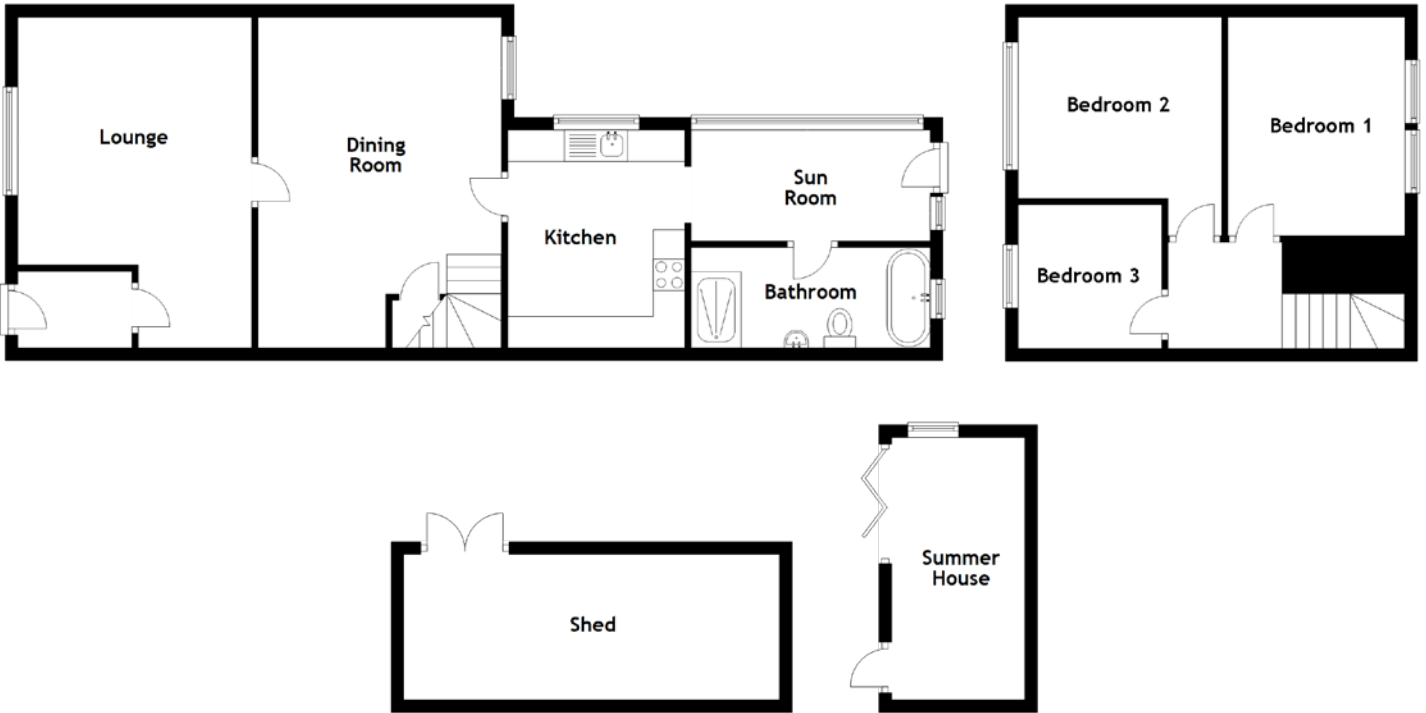


The garden grounds to the front offer a driveway for off-street parking with access to the rear gardens. The rear is low maintenance, with an area of artificial grass that leads to the summer house, the rear gardens are fully enclosed to offer privacy and a safe environment for children and animals.

EXTERNALS & SUMMER HOUSE



FLOOR PLAN, DIMENSIONS & MAP



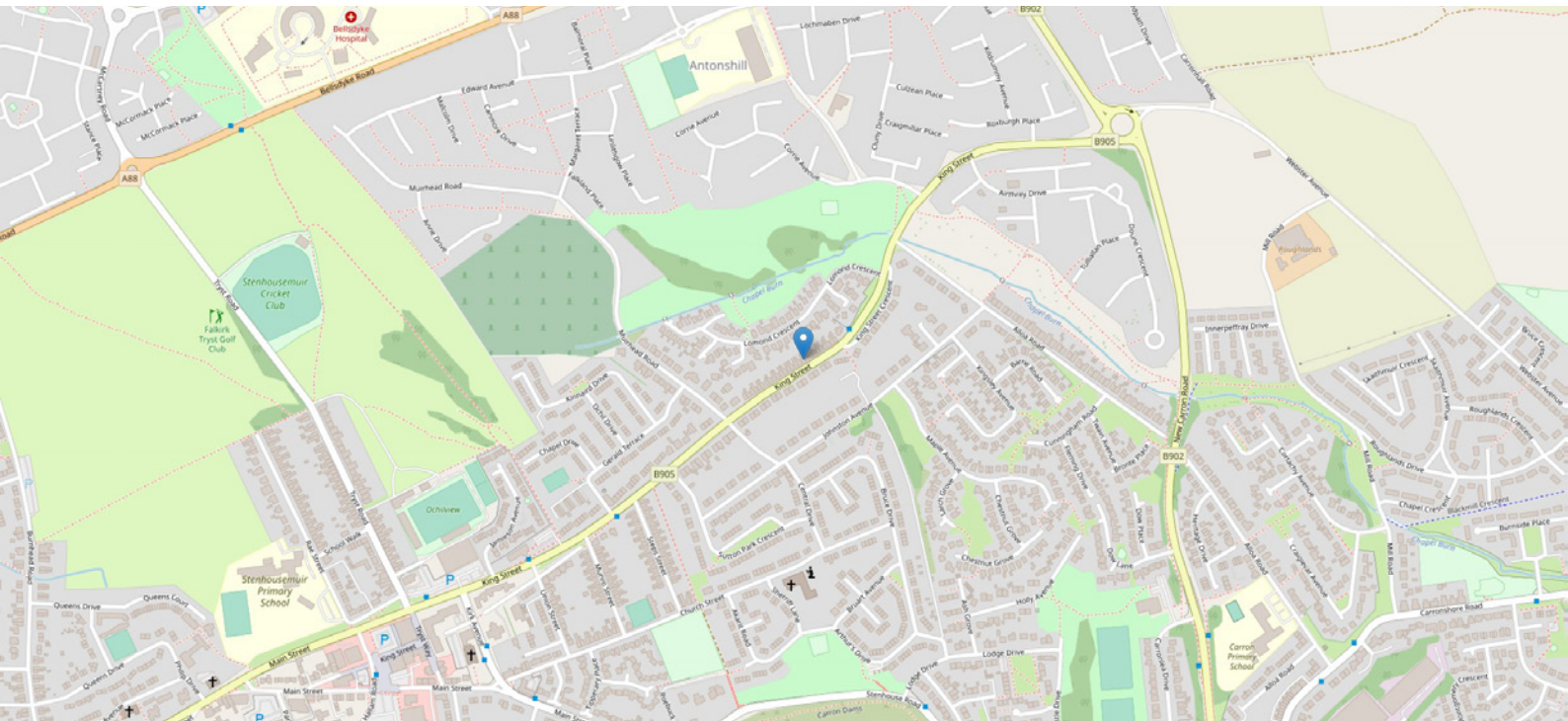
Approximate Dimensions (Taken from the widest point)

Lounge	5.23m (17'2") x 3.70m (12'2")
Dining Room	5.23m (17'2") x 3.85m (12'8")
Kitchen	3.45m (11'4") x 2.80m (9'2")
Sun Room	3.78m (12'5") x 1.82m (6')
Bathroom	3.78m (12'5") x 1.59m (5'3")
Bedroom 1	3.45m (11'4") x 2.80m (9'2")
Bedroom 2	3.45m (11'4") x 3.21m (10'6")
Bedroom 3	2.27m (7'5") x 2.27m (7'5")

Shed	5.95m (19'6") x 2.30m (7'7")
Summer House	4.15m (13'7") x 2.11m (6'11")

Gross internal floor area (m²): 99m²
EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Stenhousemuir is a town in the Central Lowlands of Scotland. It lies in the Forth Valley within the Falkirk Council area of Scotland. The town is 2.0 miles north-northwest of Falkirk and directly adjoins Larbert in the west.





Falkirk has both mainline rail and bus stations. The business commuter is well catered for by the national road network system linking to business centres in the central belt. The City Centre offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is available in the area at both primary and secondary levels.



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