

67 Rose Hip Crescent

LARBERT, FALKIRK, FK5 4ZP



*A WALK-IN CONDITION HOME IDEAL FOR
FIRST-TIME BUYERS/SMALL FAMILIES*



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McEwan Fraser Legal welcomes 67 Rose Hip Crescent to the market! This delightful 2-bed terraced house is perfect for first-time buyers, small families, or anyone seeking a comfortable and stylish home in a friendly community. As you enter the property, you are greeted by a welcoming hallway with stairs leading to the next level. The ground floor features a beautifully decorated living room that is bright, fresh, and clean, offering a snug and inviting atmosphere.





The modern kitchen is a standout, boasting stunning tiling, a crisp and bright ambience, and ample space for a dining table and chairs. The kitchen is equipped with an integrated oven and provides access to a private, well-maintained garden, ideal for outdoor dining and relaxation. For added convenience, there is a freshly painted downstairs WC, complete with a toilet and basin on this level.







Moving upstairs, you will find two bedrooms and a family bathroom. One of the bedrooms benefits from fitted wardrobes, offering plenty of storage space. The bathroom is clean, fresh, and features modern tiling. It comprises a three-piece suite, including a toilet, wash hand basin, and a bath with a shower overhead.





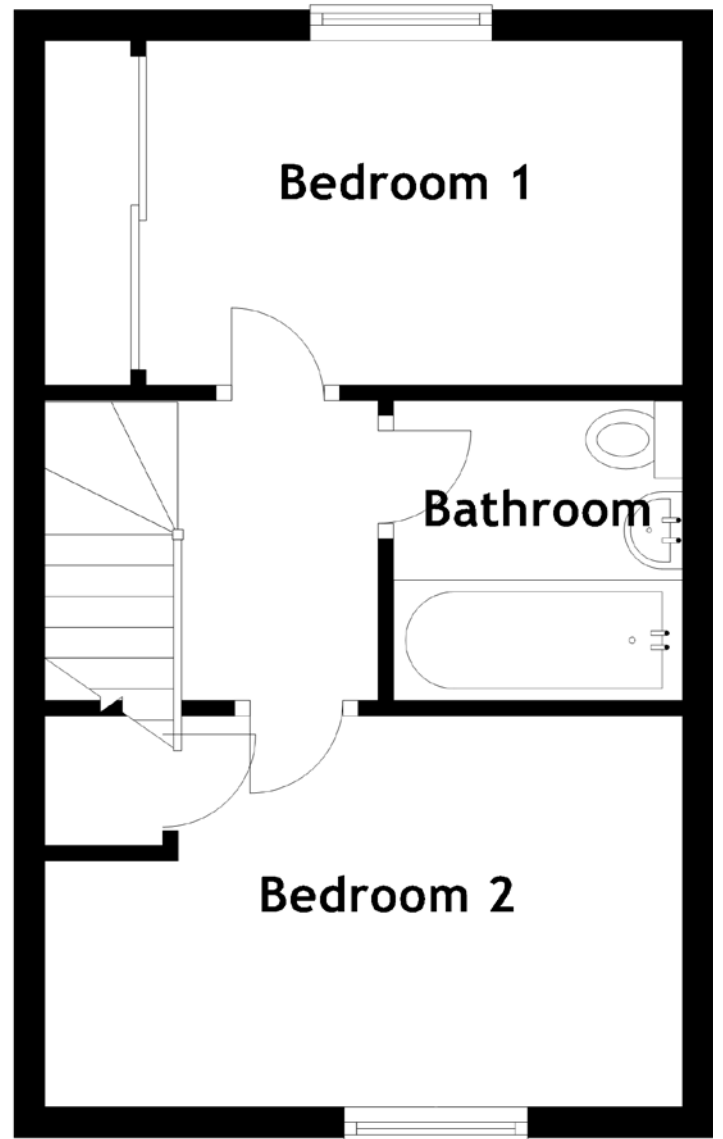
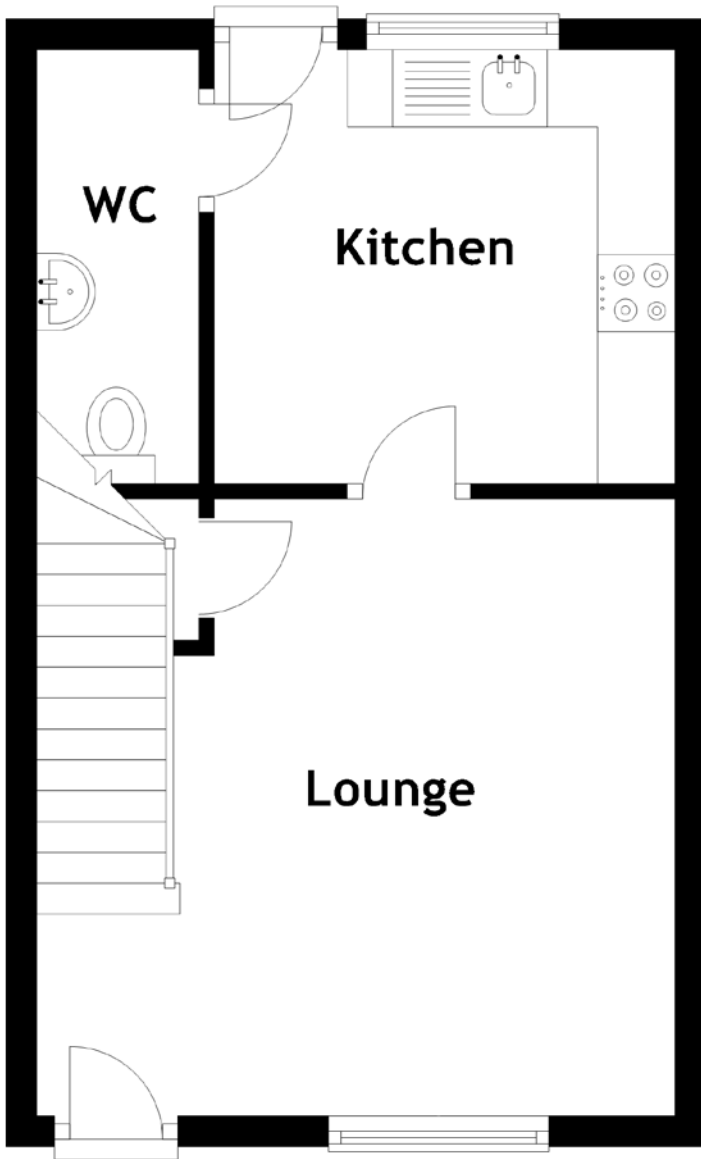
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.13m (13'7") x 4.00m (13'1")
Kitchen	2.98m (9'9") x 2.81m (9'3")
Bedroom 1	3.47m (11'5") x 2.23m (7'4")
Bedroom 2	4.13m (13'7") x 2.53m (8'4")
Bathroom	1.94m (6'5") x 1.87m (6'2")

WC 2.81m (9'3") x 1.05m (3'5")

Gross internal floor area (m²): 58m²

EPC Rating: B



The property boasts stunning external views, overlooking the surrounding green with rolling hills in the distance, providing a serene and picturesque setting. Situated in a community-spirited area, this home offers a warm and welcoming environment for families and individuals alike.

This property is in walk-in condition and the perfect starter home for young couples or families. Being just a 5-minute drive away from Larbert Train Station it is perfect for the commuter too.

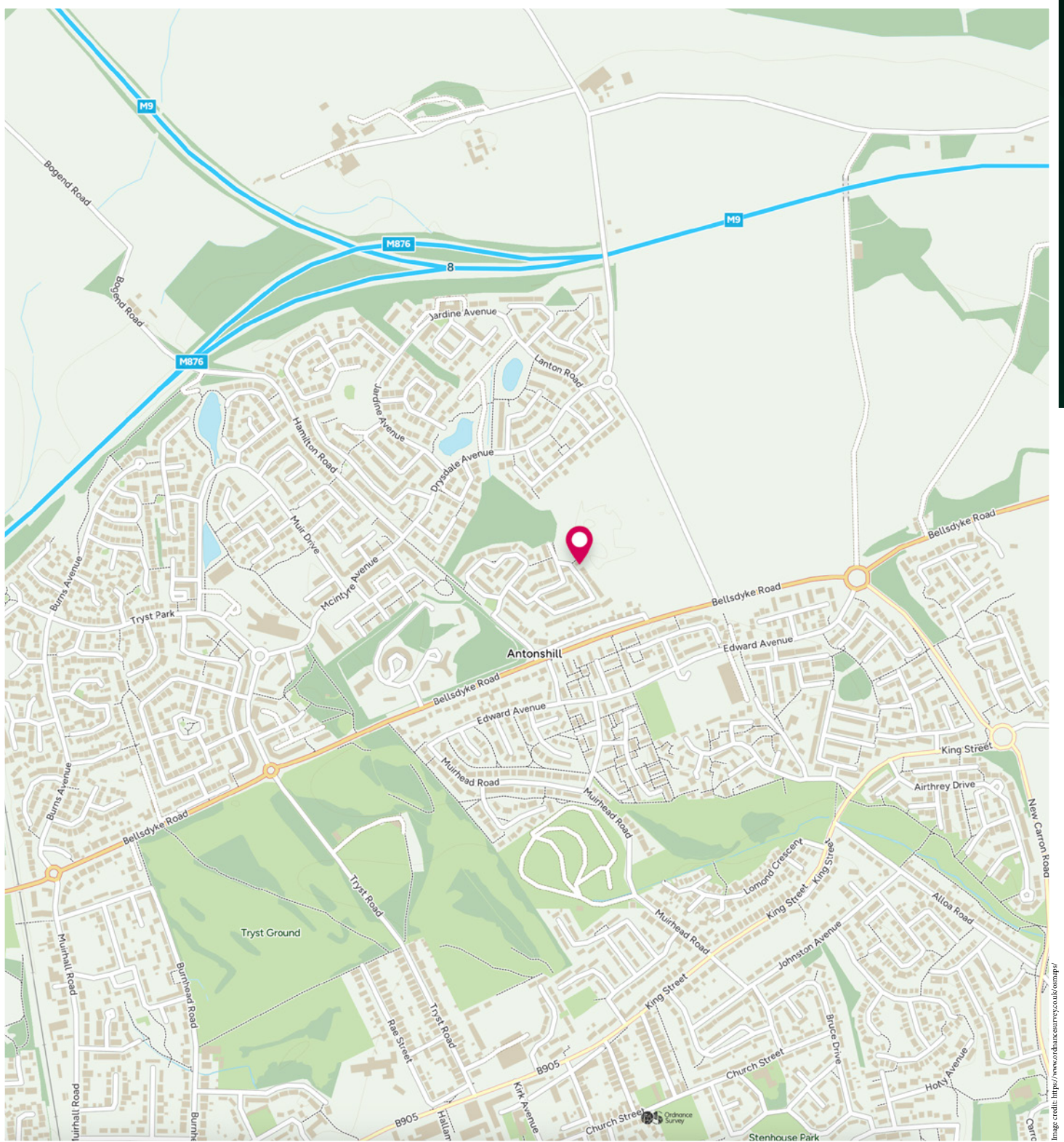
Early viewing is highly recommended.



Larbert offers a unique blend of serene natural beauty and convenient modern amenities. This picturesque town is known for its lush green spaces, scenic views, and a welcoming community spirit, making it an ideal place to call home. Surrounded by beautiful countryside, Larbert provides residents with stunning vistas and plenty of opportunities for outdoor activities. Enjoy peaceful walks through scenic parks, such as the popular Larbert Woods, or explore the nearby Forth and Clyde Canal. Despite its tranquil setting, Larbert is well-equipped with a variety of amenities. The town boasts excellent local schools, a range of shops, cafes, and restaurants, as well as healthcare facilities including the state-of-the-art Forth Valley Royal Hospital.

Larbert is exceptionally well-connected, making it easy to commute to nearby cities. The town's railway station provides regular services to Glasgow, Edinburgh, and Stirling, while the M876 and M9 motorways offer quick and convenient road access. Known for its friendly and welcoming atmosphere, Larbert has a strong sense of community. Residents enjoy numerous local events and activities, fostering a close-knit and supportive environment. Larbert's perfect balance of natural charm and modern convenience makes it an exceptional place to live. Experience the best of both worlds in this delightful Scottish town.

The Location



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THE SUNDAY TIMES
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Text and description
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Surveyor



Professional photography
MARK BRYCE
Photographer



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