



Beautifully presented three bedroom villa
Within a popular residential setting

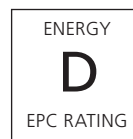
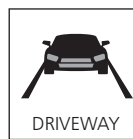


11 Campbell Drive

Larbert, Forth Valley & The Trossachs, FK5 4PP



Scan Here!





The sought after village of Larbert provides an excellent range of shopping, schooling and recreational facilities. Larbert station, a short walk away, provides main line rail links to the cities of Edinburgh and Glasgow. 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.

An excellent opportunity has arisen to acquire this well presented three bedroom detached house. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order and briefly comprises: entrance via a welcoming hall, providing access to all rooms including a useful downstairs bathroom, The immediately impressive lounge with a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area which has ample space for a table and six chairs for more formal dining with friends and family. A set of French doors lead out to

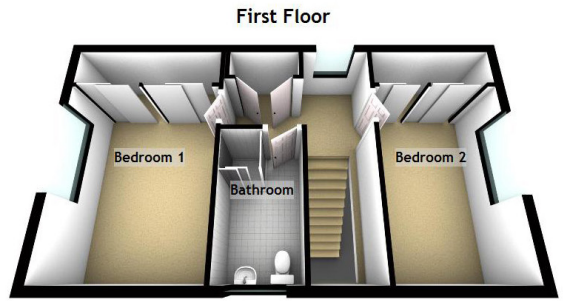
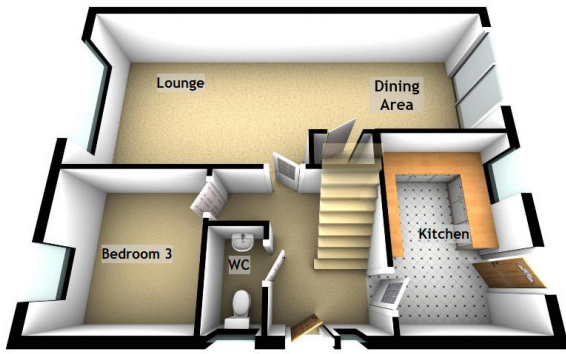
the secluded rear gardens. This area is sure to become the 'hub' of the home and the perfect place to unwind. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. The ground floor of the accommodation is completed with bedroom three which is a large double room flooded with light and is situated to the front of the property. On the first floor one will find the generous sized master bedroom which benefits from built-in wardrobes and has plenty of space for free-standing units. Bedroom two also benefits from built in wardrobes and is flooded with light. In addition there is a good sized, modern, partially tiled, family bathroom situated between the two bedrooms.

Externally the garden to rear is mainly laid to lawn, maintaining a high degree of privacy while the front is again laid to lawn. The property also benefits from having a partially chipped and paved driveway to the side providing off-street parking. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm, yet cost effective living environment.



11 Campbell Drive Larbert





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	8.66m (28'5") x 3.65m (12')
Kitchen	3.60m (11'10") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 1.65m (5'5")
WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 2.55m (8'4")
Bedroom 3	2.90m (9'6") x 2.80m (9'2")

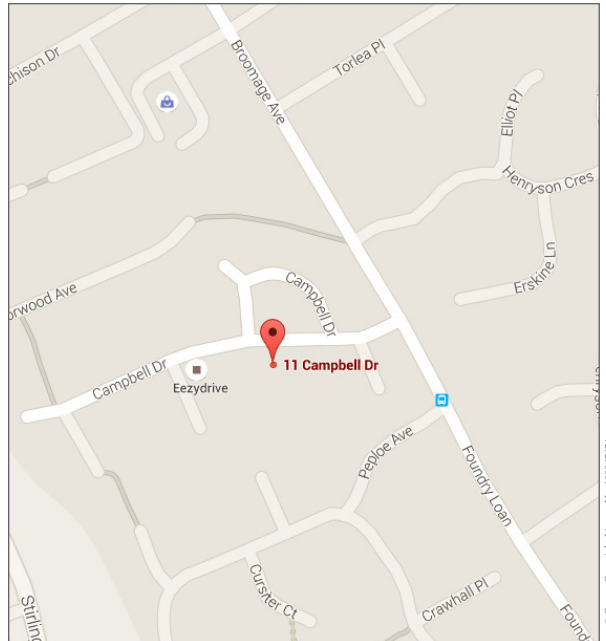
GROSS INTERNAL FLOOR AREA (M²)

95 Square Metres

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, curtains and blinds.



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Text and description
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