




McEwan Fraser Legal

Solicitors & Estate Agents

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88 Stirling Road

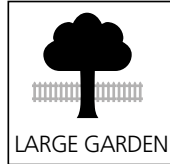
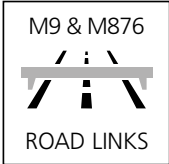
LARBERT, STIRLINGSHIRE, FK5 4NF



LARBERT, STIRLINGSHIRE

The property is situated in a highly sought after location within the community of Larbert, just three and a half miles from Falkirk town centre. Falkirk itself provides an excellent and convenient location for local shopping in the New Carron Shopping Centre and enjoys an interesting historical past. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby. The property is well placed for the M9 and M876 motorways, making this location popular among those commuting to and from Edinburgh, Stirling and Glasgow which offer shopping, cultural,

leisure facilities and services, as expected of major cities. Those preferring not to drive are also well catered for with Larbert Railway Station, being only a five minute walk from the property, offering rail connections to both Edinburgh and Glasgow and a bus service. 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. Glasgow Airport (thirty nine miles) and Edinburgh Airport (twenty five miles) provide regular internal and international flights.



CANAL, FALKIRK GOLF COURSE AND THE KELPIES

...THE PROPERTY IS SITUATED IN A SOUGHT AFTER LOCATION WITHIN THE COMMUNITY OF LARBERT, JUST THREE AND A HALF MILES FROM FALKIRK TOWN CENTRE...

88 STIRLING ROAD

We are delighted to offer to the market this superb, four double bedroom, semi-detached house, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

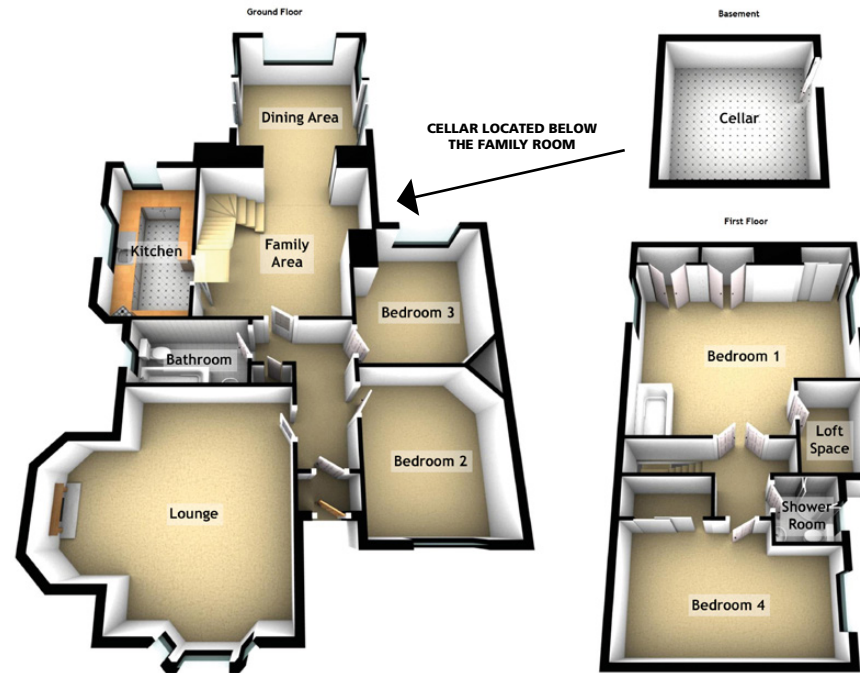
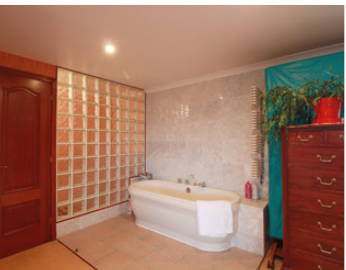
Once inside, you will be greeted with a first class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge with a large bay window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the family/dining area, which has ample space for a table and eight chairs for more formal dining with friends and family. This area is sure to become the 'hub' of the home and the perfect place to unwind. The dining area also provides access to two patio areas on either side via sliding patio doors. The cellar, which is approximately 6ft in height, can be accessed via a set of steps leading to the patio on the right hand side of the dining

area. It is located underneath the family room and is currently being used as a workshop and storage space. 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 work space. Also on this level you will discover two double bedrooms with space for free standing furniture, the fully tiled family bathroom with shower over-head, completes the accommodation on this level.

The upper level has two well-proportioned double bedrooms with a modern fully tiled shower room. All bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. One of the bedrooms could be used as 'hot office' space or study for those requiring working from home, completing the accommodation internally.

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for up to four vehicles. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefits from double glazing and gas central heating throughout.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.95m (16'3") x 4.50m (14'9")
Kitchen	4.10m (13'5") x 2.15m (7'1")
Family Area	4.10m (13'5") x 3.70m (12'2")
Dining Area	4.15m (13'7") x 3.70m (12'2")
Bedroom 1	6.10m (20') x 5.00m (16'5")
Bedroom 2	3.65m (12') x 3.15m (10'4")
Bedroom 3	3.45m (11'4") x 3.15m (10'4")
Bedroom 4	5.27m (17'3") x 2.55m (8'4")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Shower Room	1.60m (5'3") x 1.55m (5'1")
Cellar	3.70m (12'2") x 3.50m (11'6")
(Approximately 6ft in height)	

Gross internal floor area (m²) - 144m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets, floor coverings, all curtains, hardwood Venetian blinds, the free-standing double wardrobe in Bedroom 2 and the white appliances.

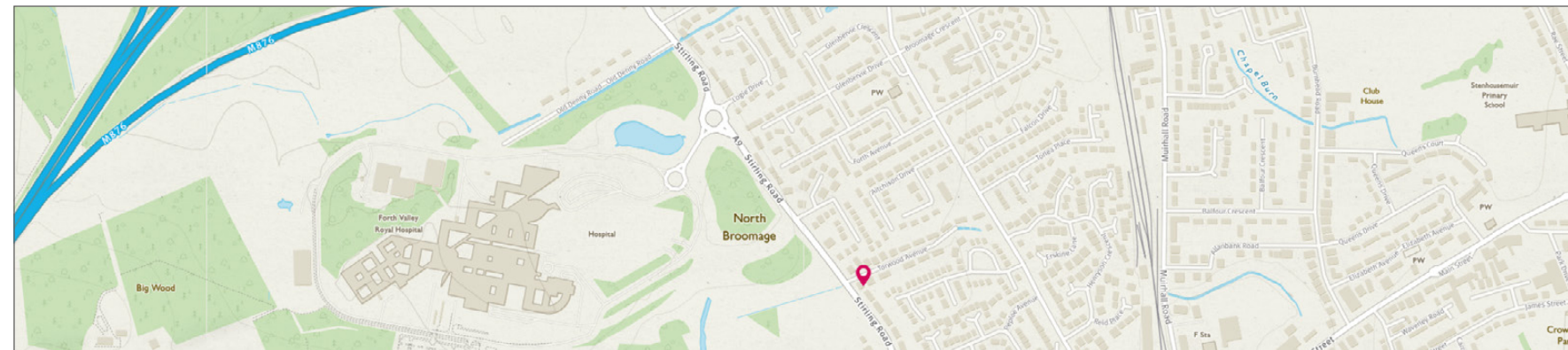


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McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
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Professional photography
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