




McEwan Fraser Legal
Solicitors & Estate Agents
01324 467 050

84 Dundarroch Street

LARBERT, FK5 3AJ

THE LOCATION

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.



THE PROPERTY

McEwan Fraser Legal is delighted to present this charming three bedroom, end-terraced, home situated in a secluded cul-de-sac. This modern property is presented in excellent internal order and has off-street parking, boasts gas central heating, double glazing and a south facing rear garden. Larbert Village Primary School and a host of other amenities are close at hand, making this an ideal first-time buy or upgrade for a young family. Internally, the property has been extensively upgraded by the current owner and early viewing is highly recommended.

Entering the property, a welcoming hallway gives access to a contemporary kitchen, WC and full-width lounge which overlooks the rear garden. The kitchen faces the front of the property and has recently been refitted to a very high standard. It consists of a full range of base and wall mounted units with ample prep and storage space for the aspiring chef. The gas hob and electric oven are integrated and space is provided for additional free-standing appliances. French doors from the kitchen provide an additional entrance to the lounge which is light, bright and spacious. The south facing French doors flood the lounge with natural light which compliments the neutral décor. There is ample floor space for a range of free-standing furniture.

Climbing the stairs, you will find a modern bathroom and three bedrooms. To the front of the property, the master bedroom is particularly generous and includes a double integrated wardrobe, space for a large bed and additional free standing storage. The second bedroom overlooks the rear garden and is also a spacious double. The third bedroom, a generous single, also faces the rear of the building. The internal accommodation is completed by the bathroom which has recently been refitted. It consists of a white three piece suite with shower over bath and a window for natural light.



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.30m (10'10")
Kitchen	4.40m (14'5") x 2.70m (8'10")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.40m (7'10") x 1.90m (6'3")
WC	2.00m (6'7") x 1.00m (3'3")

Gross internal floor area (m²) - 78m²

EPC Rating - C

Extras
(Included in the sale)

Fitted floor coverings, light fittings and garden shed.

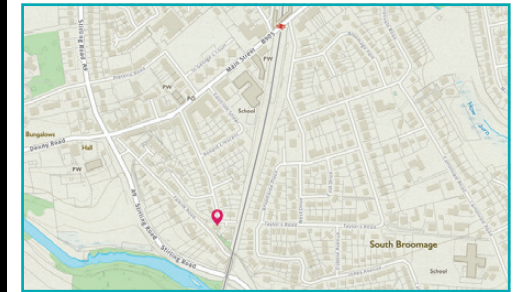
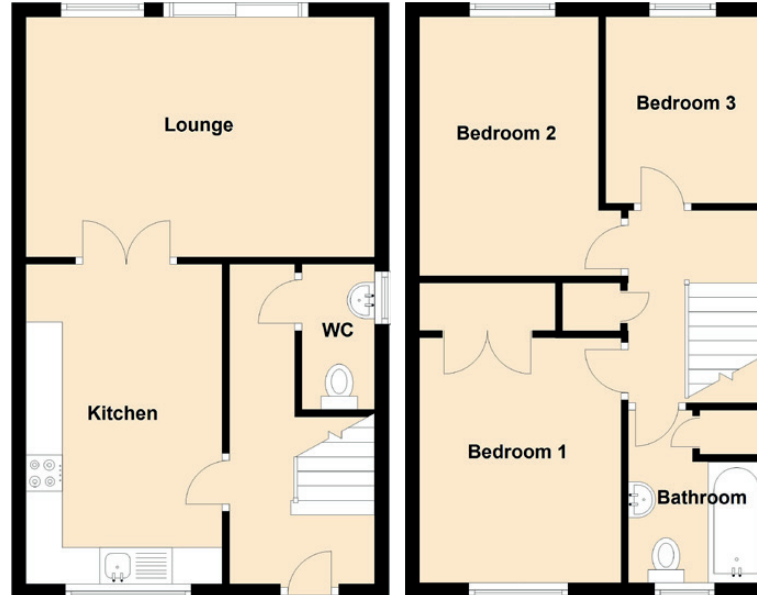


Image credit: <https://www.thancentury.co.uk/ompa/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer