



Excellent detached villa

Set in the popular town of Larbert

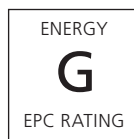
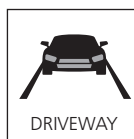


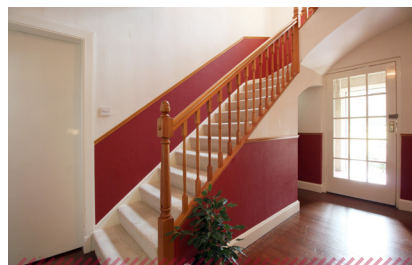
Hillwood Stirling Road

Larbert, Stirling, FK5 4SH



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Kitchen



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.

This exceptional detached villa situated within a quiet semi rural setting. The property has been extremely well maintained by the current owners and is presented to the market in move in condition. Internally the accommodation is in excellent decorative order and briefly comprises: welcoming entrance vestibule, leads to the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a large window letting in an abundance of

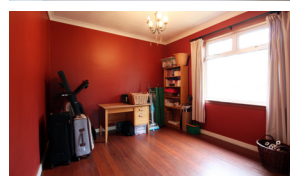
light. The kitchen/breakfast room has been beautifully fitted to include a good range of contemporary floor and wall mounted units. The separate dining room has ample space for a table and chairs for more formal dining with friends and family, also to the ground floor you will find the second reception/ family room. The upper level offers three spacious bedrooms. The rooms also have the benefit of additional free-standing furniture if required. A contemporary three piece family bathroom with shower over the bath completes the impressive accommodation internally.

Externally, the property benefits from a well maintained front and rear gardens, a large double garage/workshop, along with a driveway to the front and side providing off-road parking for a number of vehicles. The lovely private rear gardens are mainly laid to lawn and are well stocked with a wealth of plants and shrubs. The property further benefits from double glazing, oil fired CH and original wooden flooring throughout.

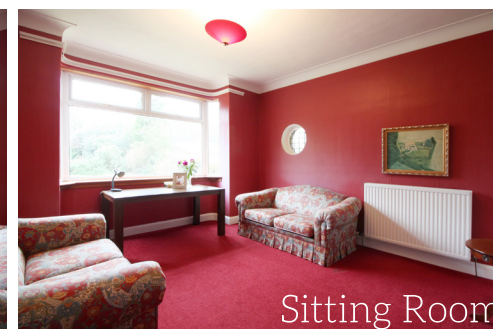
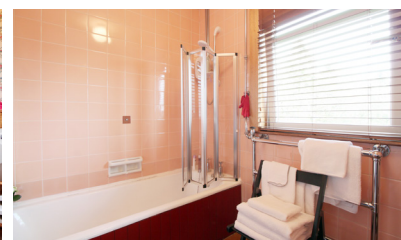
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Stirling
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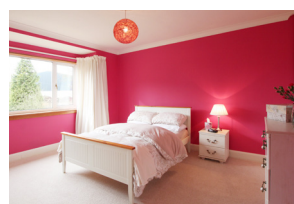
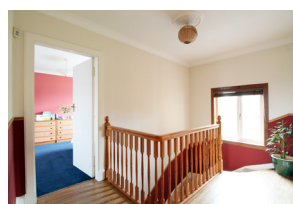
Summer Room

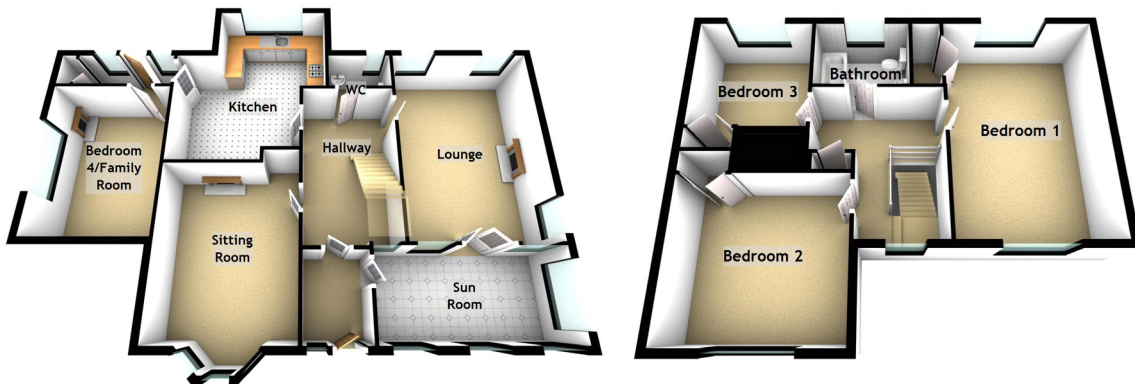


Bedrooms
&
Bathroom



Sitting Room





APPROXIMATE DIMENSIONS

(Taken from the widest point)

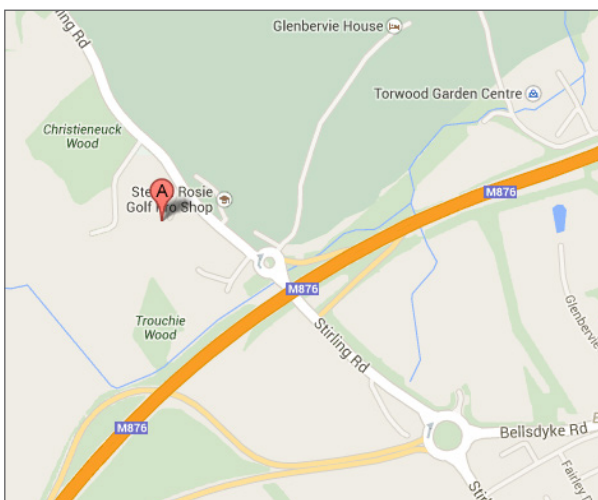
Lounge	5.60m (18'4") x 3.90m (12'10")
Kitchen	3.92m (12'11") x 3.06m (10'1")
Sun Room	4.80m (15'9") x 2.30m (7'7")
Sitting Room	4.44m (14'7") x 3.91m (12'10")
Bedroom 1	5.70m (18'8") x 3.80m (12'6")
Bedroom 2	4.30m (14'1") x 4.00m (13'1")
Bedroom 3	3.01m (9'10") x 2.90m (9'6")
Bedroom 4/F. Room	4.40m (14'5") x 3.30m (10'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")
WC	1.80m (5'11") x 1.05m (3'5")

EXTRAS

(Included in the sale)

Floor coverings, light fittings, blinds and kitchen appliances.

Specifications



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Text and description
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