



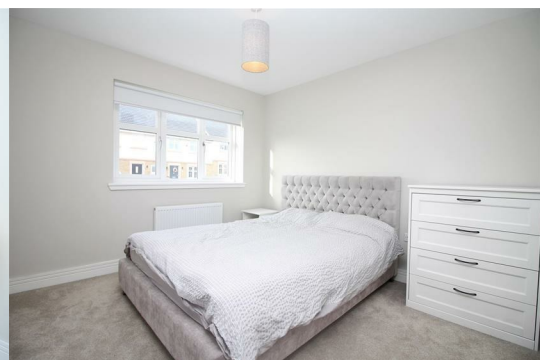
## Flat 2, 3 Ferniesyde Court

Kinnaird Village, Larbert, FK2 8FT

Offers over £154,000



Step into luxury with this Cala built 1 bedroom ground floor apartment in Kinnaird Village in Larbert, posing an ideal choice for buyers at differing stages of their property journey. Whether its work, rest or play that is top of a buyer's priorities, this popular location has it all on its doorstep. Commuters are within easy reach of the larger town of Falkirk, whilst Stirling, Edinburgh and Glasgow are well served via nearby motorway and rail links. Completed in 2022, the property will be sold with the NHBC Buildmark Warranty and offers a quality of finish that is typical of the builders reputation.



## Description

Suited professional singletons or couples, this well-proportioned apartment benefits from a preferred ground floor situation with a generous open plan kitchen and living area. The superbly appointed kitchen comprises a range of stylish cabinets with integrated Bosch appliances and a breakfast bar that is perfect for everyday meals. The living room is a comfortable space to relax and unwind, with attractive tiled flooring flowing through to the entrance hallway. The double bedroom enjoys plush carpet flooring and fitted wardrobes, with further good storage options available throughout the property. A 4 piece bathroom comprises a generous shower enclosure alongside sleek sanitary ware and tiling. An allocated parking space can be found to the rear with further visitor parking available. The communal grounds are maintained by factor whilst a secure entry system is fitted with video intercom.

## Location

Kinnaird Village lies within well-connected Larbert, offering the perfect base for travel in and around the central belt. This sought after community blends convenience with peaceful semi-rural surroundings to offer the ideal blend of both worlds for prospective homeowners. Excellent motorway links to Edinburgh, Stirling and Glasgow are complimented by a local train station, offering a regular service for meeting commuters needs. A Sainsburys store and primary school offer good everyday facilities, whilst the location is handy for nearby Forth Valley Hospital. Glenberrie Golf Club is a championship golf that offers great views across the Ochil Hills.

Entrance Hall 11'6" x 5'8" (3.53m x 1.73m)

Living Room 16'2" x 10'9" (4.95m x 3.29m)

Kitchen 9'9" x 7'9" (2.98m x 2.37m)

Bathroom 9'3" x 6'7" (2.82m x 2.02m)

Bedroom 11'2" x 10'3" (3.41m x 3.14m)

## Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Any other items are available by separate negotiation.

## Key Info

Home Report Valuation: £155,000

Total Floor Area: 47m<sup>2</sup> (505 ft<sup>2</sup>)

Heating System: Gas

Factor Fee: £85 per month

Council Tax: C - £1935.25 per year

EPC: B

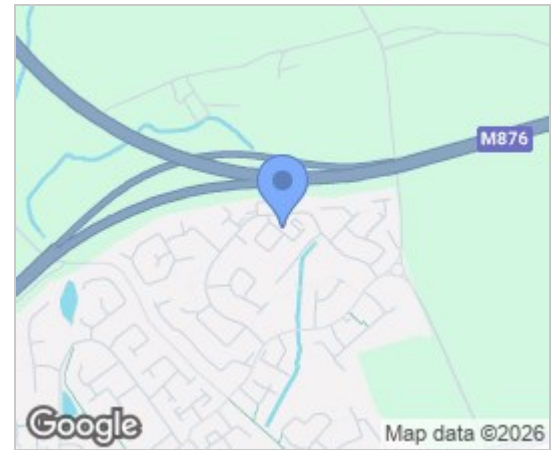
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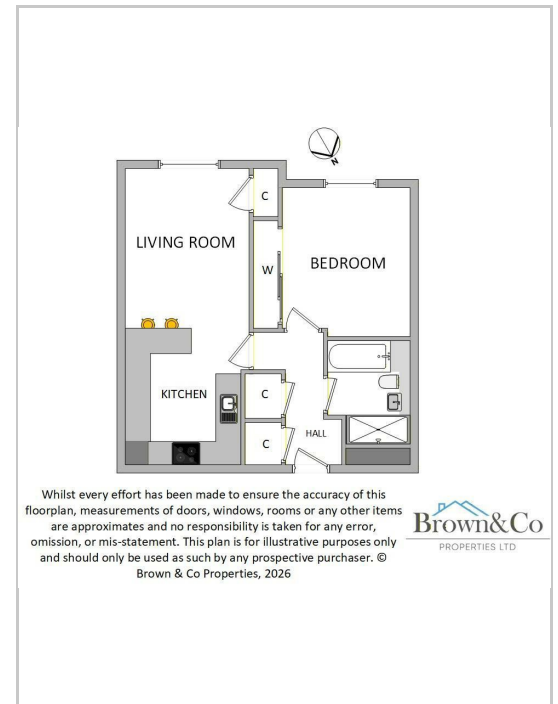
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## Area Map



## Floor Plans



## Energy Efficiency Graph

