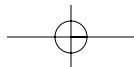
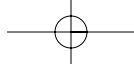


33 MAIN STREET, LARBERT, FK5 4AB

FIXED PRICE £68,750

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This two bedroomed TOP FLOOR FLAT is in a central location close to excellent amenities and ideally suited to buyers of all ages. Well maintained by the present owner, the accommodation comprises reception hallway with good storage, bright lounge with focal window formation, fitted kitchen, two bedrooms and bathroom. Double glazing and gas central heating have been installed along with cavity wall insulation. To rear there is a garden area.

Excellent local amenities cater for most daily needs from supermarkets to local shops, Larbert offers a wide choice. Schooling for all ages is to hand whilst for the commuter there is good access by both private and public transport to many others areas of commerce within the central belt, along with a railway station offering quick services to Stirling, Glasgow, Edinburgh and beyond. Sporting, leisure and recreational opportunities also abound.

TRAVEL:

From Falkirk travel through Camelon taking the Stirling Road and at the traffic lights at the Cross turn right onto Main Street and No 33 is on your left hand side.

MEASUREMENTS:

Hall: 13'11 x 7'9 (4.2m x 2.3m) max points

Lounge: 18'6 x 11'9 (5.6m x 3.3m)

Bedroom 1: 12'4 x 10'7 (3.7m x 3.2m)

Bedroom 2: 11'8 x 9'2 (3.5m x 2.8m)

Bathroom: 8'2 x 6'1 (2.4m x 2.1m) max points

EXTRAS:

Extras may be available by separate negotiation.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

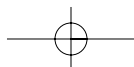
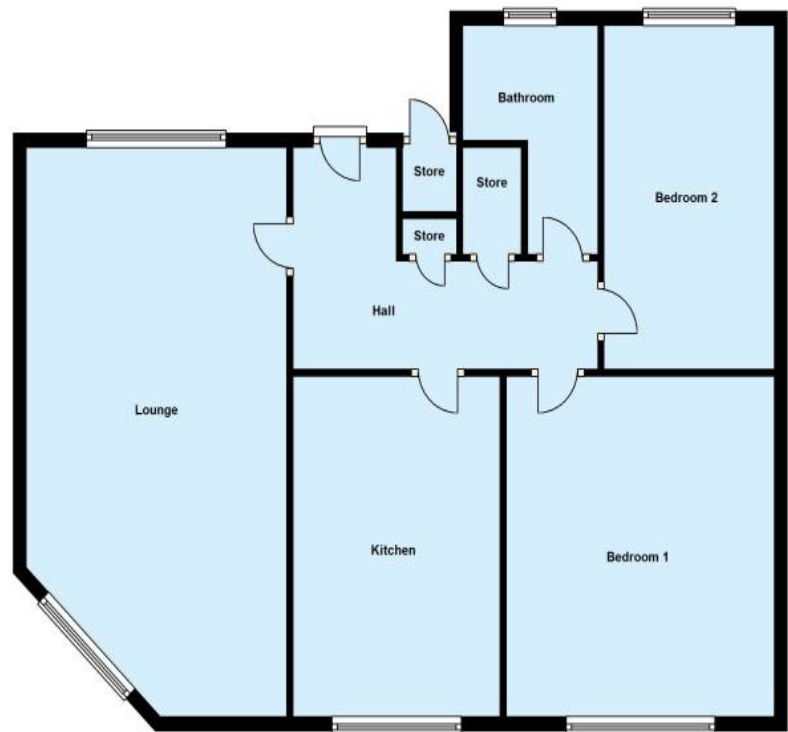
Band 'A' - £975.71

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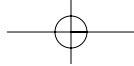
KMcL/S3022

HOME REPORT:

A Home Report is available for this property.







DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. Floorplans are not to scale.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.



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