



44 Dundarroch Street, Larbert, FK5 3AA

Offers Over £112,000



Short Walk to Larbert Train Station | Large Private Garden | Spacious Rooms.

Gordon Henry and RE/MAX Scotland are delighted to present to the market this 3 bed upper flat situated near Larbert Main Street and convenient for local shops, cafés and restaurants.

The accommodation comprises: main door entrance leading to the upper level via internal staircase, entrance hallway, front-facing lounge with fireplace and built-in storage cupboard, modern fitted kitchen with integrated electric oven, gas hob, dishwasher, washing machine and fridge/freezer, 3 good-sized bedrooms (master having full length mirrored wardrobes), modern fully tiled shower room / WC with walk-in rainfall shower, sink with vanity storage and chrome towel rail.

Externally, there is a large private garden to the rear laid with lawn and plot for growing vegetables.

This property further benefits from gas central heating, modern double glazing and a useful external store cupboard.

For more information or to arrange a viewing, please contact Gordon Henry on 07919 569 774 / [ghenry@remax-scotland.net](mailto:ghenry@remax-scotland.net).

#### LOCATION

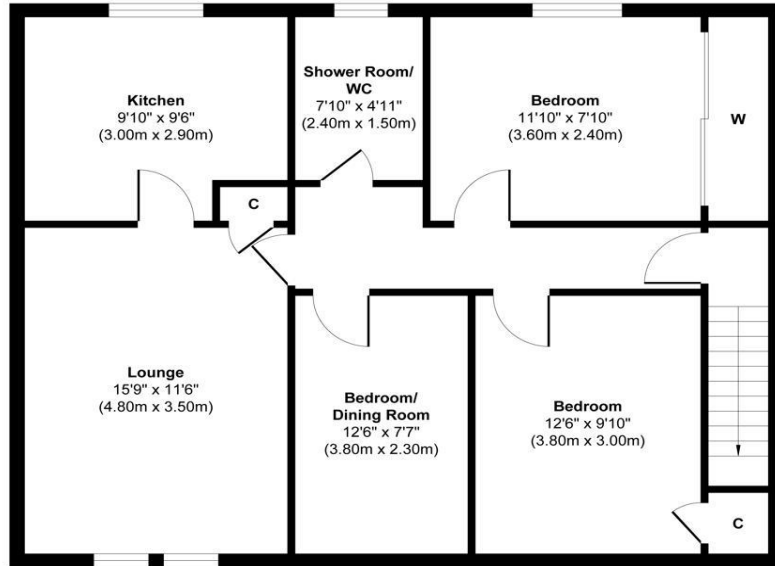
The town of Larbert offers a good selection of local shops, cafés, restaurants, parks and recreational activities. Further amenities and services include Forth Valley Royal Hospital, local bus network, Larbert train station and nearby M876/M9 junction for commuting to Edinburgh and Glasgow.



- Excellent Location Near Larbert Main Street and Train Station.
- Spacious 3 Bed Upper Flat with Great Room Sizes.
- Modern Fitted Kitchen.
- Fully Tiled Shower Room with Walk-In Rainfall Shower.
- Large Private Rear Garden.
- Walking Distance to Local Shops, Cafés and Restaurants.
- Gas Central Heating.
- Double Glazing.



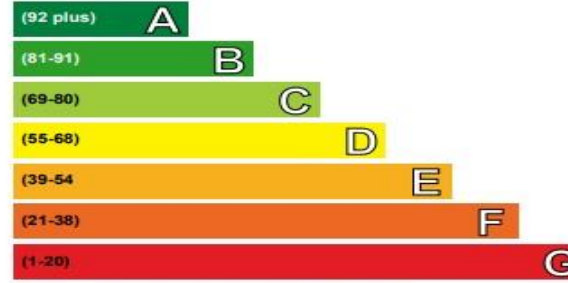
44 Dundarroch Street



Floor Plan

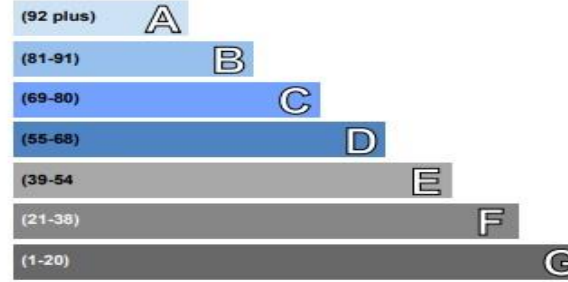
Approx. Gross Internal Floor Area 841 sq. ft / 78.21 sq. m  
Illustration for identification purposes only. measurements are approximate, not to scale.  
 Produced by Elements Property

Very energy efficient - lower running costs



Current	Potential
75	75

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
75	75

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Gordon Henry  
 07919 569 774  
 ghenry@remax-scotland.net

Head Office: Willow House,  
 Strathclyde Business Park,  
 Bellshill, Lanarkshire, ML4 3PB  
 T: 01698 735 349  
 E: info@remax-propertymarketingcentre.net

[www.remax-scotland.net](http://www.remax-scotland.net)

