



## 43 Muirfield Road, Stenhousemuir, Larbert, Falkirk, FK5 3BS

Tastefully Presented, Three-Bedroom, Semi-Detached Villa, with Private Gardens

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# Property Description

Tastefully presented and spacious, three-bedroom, semi-detached villa, with generous private gardens. Located in an established residential area of Stenhousemuir, near Falkirk.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, and a shower room.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom suite, and a multi-fuel-burning stove for the lounge. In addition, there is gas central heating, double glazing and a loft for additional storage.

Externally, an exceptional plot featuring a summer house, a store shed, a patio and lawns to the rear, whilst to the front, there is a further lawn and lowered kerb offering a driveway conversion.

A generous reception hall gives access to the lounge, a shower room and the carpeted stairway, and includes modern wood-effect flooring and a built-in storage cupboard. A spacious dual-aspect public room offers space for both lounge and dining furniture; and includes a multi-fuel burning stove with a feature wall, carpeted flooring and two ceiling light fittings.

Set off the lounge, the kitchen has a door to the southerly-facing rear garden, plain coving and modern flooring. Fitted units and worktops include a sink with a drainer, a tiled surround, a fridge/freezer, a washing machine, a dishwasher, and an integrated double oven and electric hob.

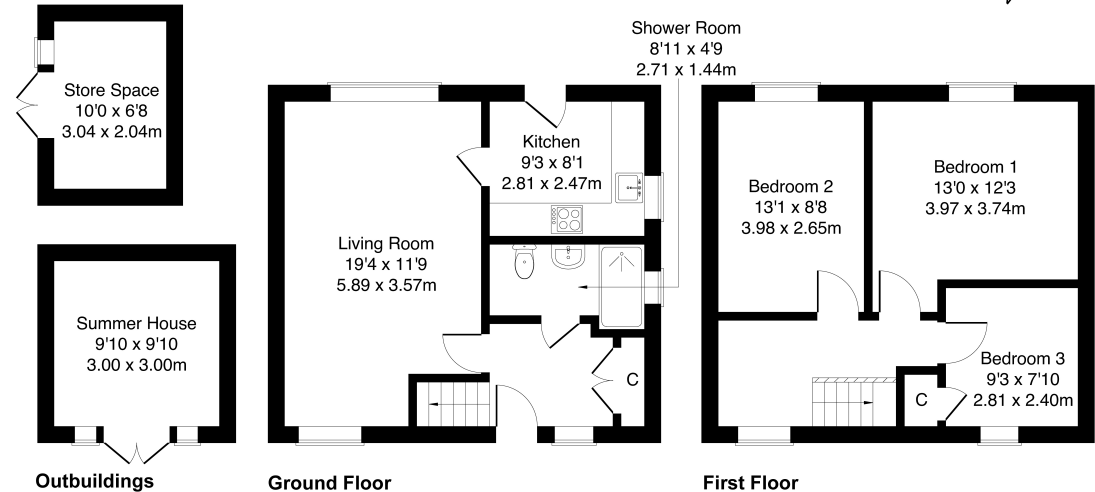
Completing the ground floor, set off the entrance hall, the shower room has a fitted suite including a concealed cistern, a stylish top-mounted sink, together with a large integrated cubicle with a rainfall shower and contemporary wall panelling.

On the first floor, three well-proportioned double bedrooms, feature carpeted flooring, pendant light fittings, and ample space for freestanding storage, whilst front-facing bedroom three also includes a built-in storage cupboard.



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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Stenhousemuir occupies a central position in Scotland, within the Forth Valley neighbouring Larbert and close to the town of Falkirk. The town offers all the expected amenities, including an ASDA superstore, whilst the Kinnaird Village has a Sainsbury's supermarket, with Falkirk offering a further range of shopping, restaurants and cafes. The Forth Valley Hospital and local primary and high schools are within easy reach, and the location allows for convenient travel via road and train

from Larbert station, with further connections at Falkirk Station. The M9 is only minutes away, and the hubs of Stirling, Edinburgh and Glasgow are within easy reach by car. Bus transport is also well-served in the area for travel across central Scotland. The now iconic Kelpies and Falkirk Wheel draw tourism from all over the world, together with Callendar House and Park and remnants of the Antonine Wall.





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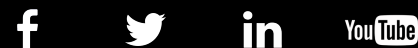
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Estate Agents and Solicitors



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