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FOR SALE

£314,500

32 Crozier Crescent, Larbert, Falkirk. FK5 4AR



Homes For You are delighted to bring 32 Crozier Crescent to the market. This impeccably presented 4-bedroom detached villa is located just off Foundry Loan within a family-friendly development in Larbert. This luxurious home, recently redecorated, boasts impeccable condition throughout and features a double monoblock drive and a secluded west-facing rear garden. Perfectly positioned, it offers convenient access to local amenities, schools, shops, restaurants, Larbert Train Station, and Forth Valley Royal Hospital, all just a 5-minute stroll away.

Bedroom 4 - 2.80m x 2.66m

Bedroom 3 - 4.37m x 2.81m

Bedroom 2 - 2.66m x 3.62m

Master Bedroom 5.17m x 3.36m

Family bathroom 2.28m x 1.70m

landing

WC 1.01m x 1.56m

Kitchen dinner 7.13m x 3.10m

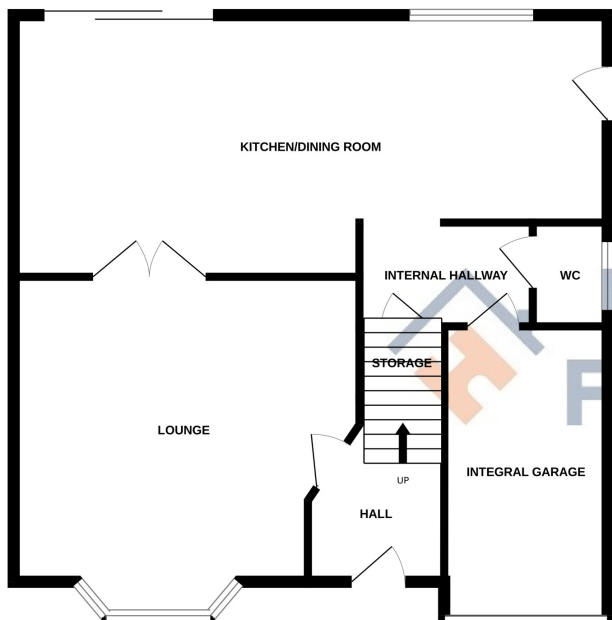
Lounge 6.25m x 2.30m

Entrance hallway 1.47m x 1.57m





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 