



## 86 Falkirk Road, Larbert, Falkirk. FK5 3AH

**£345,995**

- Stylish four-bedroom detached home set in a quiet, mature Larbert cul-de-sac, completely private and not overlooked front or rear
- Expansive lounge with oak French doors and a seamless open-plan flow through to the dining room, kitchen and bright conservatory
- New boiler with Hive smart heating system for efficient, remote-controlled comfort
- All new anthracite-style windows and composite front door for a sleek, contemporary finish and improved energy efficiency
- Detached single garage with power and lighting, ideal for storage or secure parking
- Ideally located within easy reach of local amenities and Forth Valley Royal Hospital
- Just a 9-minute walk or 2-minute drive to Larbert train station — making commuting to major cities quick and easy
- Prime location with easy access to motorway links for effortless commuting

Larbert  
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