



## 14 Cunningham Road, Stenhousemuir, Larbert, Falkirk. FK5 4HH

**£294,995**

- Rarely available extended three-bedroom detached villa in a peaceful cul-de-sac
- Private, fully enclosed low maintenance landscaped rear garden (2024)
- Impressive open-plan kitchen with premium Miele appliances and island hob
- Bright, stylish interiors presented in true walk-in condition
- Two contemporary bathrooms, including a luxury rainfall shower suite
- Fully landscaped rear garden (2024) with water feature and versatile summer house
- Great curb appeal with driveway parking for 2-3 cars and a detached garage
- Carron Primary School and Larbert High School catchment area
- Excellent motorway, bus and rail links to Glasgow, Edinburgh, Falkirk, Stirling & the North
- Just a 30-minute walk or 6-minute drive to Larbert train station, offering easy commuting to major cities

Larbert  
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