



Flat 5, 3 Femiesyde Court, Falkirk, FK2 8FT

Immaculately Presented, Modern, Two-Bedroom, First-Floor Apartment

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Property Description

Immaculately presented, two-bedroom, first-floor apartment, with a private balcony and two allocated parking spaces. Forming part of a modern, factored, residential development in Larbert district, to the northwest of the Falkirk centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, utility cupboard, two double bedrooms, en-suite shower room and a family bathroom.

Highlights include a fitted kitchen, with integrated appliances, stylish bathroom suites, LVT flooring and spotlighting. Decorated throughout in luxury Farrow & Ball paint, there is double glazing, fitted shutters, gas central heating and superb integrated storage.

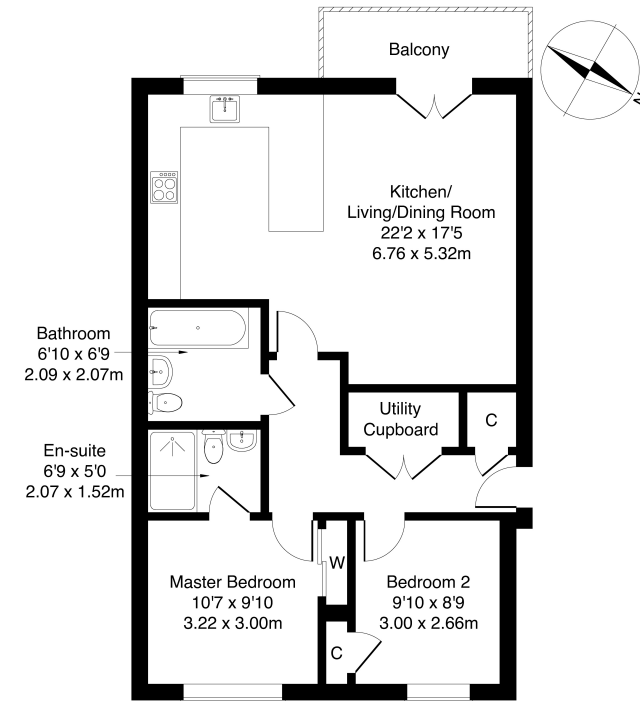
The development includes a secure video entry system, a shared bike store, a resident's car park, with visitor spaces, and open green spaces.

A welcoming entrance hall, with storage, is finished with light, neutral decor and wood-effect flooring, which continues into a tastefully presented, open-plan room. Fronted by a balcony, a versatile floor plan offers space for both a living and dining area whilst, zoned by a breakfast bar, a kitchen area is fitted with stylish, contemporary units. Fully integrated, the kitchen includes an eye-level oven, a five-burner gas hob, a stainless-steel canopy and a fridge/freezer. Space and plumbing are available for a washing machine in a utility cupboard off the hall.

Set to the opposite aspect, two well-proportioned bedrooms are carpeted and continue the tasteful presentation of the living space. Whilst bedroom two includes built-in cupboard storage, the master bedroom benefits from integrated wardrobe storage and an en-suite shower room.

A good-sized bathroom comprises a three-piece suite, a chrome-ladder-style radiator, vanity storage and tiled splash walls.

mov⁸ REAL ESTATE Flat 5, 3 Ferniesyde Court, Larbert, Falkirk FK2 8FT
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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)



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

Area Description

Falkirk is ideally placed in Scotland's central belt, and is highly popular with commuters. The town centre and Falkirk Retail Park offer a range of major high street names and there is a wide range of amenities including restaurants, cafes, medical practices, and schooling through all levels. 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. The M9/M876 motorways, two railway stations and frequent bus services offer superb connections to Edinburgh, Glasgow and the rest of central Scotland.





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