

FLAT 4, 3 CROWN CRESCENT, LARBERT FK5 4XP

HARPER & STONE
ESTATE & LETTING AGENTS





FLAT 4, 3 CROWN CRESCENT

LARBERT, FK5 4XP

PROPERTY FEATURES

- Spacious ground floor 2 bedroom apartment
- Contemporary kitchen with integrated appliances
- Bright and generously sized lounge and dining room
- Master bedroom with en-suite
- Family Bathroom
- Secure door entry system
- Close to local amenities
- Ample parking
- Unfurnished

Harper and Stone are delighted to present this spacious, ground floor two bedroom apartment to the rental market. Ideally situated close to local amenities, this modern, purpose built property offers comfortable, contemporary living in a convenient location, making it a wonderful place to call home. Neutrally decorated throughout, the apartment provides a bright and welcoming feel, with generous living space, modern fittings and plenty of storage to help keep everyday life organised.

Upon entering the property through a secure door entry system, you are welcomed by two useful storage cupboards, providing plenty of space to keep coats, shoes and household essentials neatly tucked away.

The spacious lounge and dining area has a large window which allows natural light to flood the room, creating a bright and inviting space that is perfect for relaxing after a long day, entertaining friends or enjoying meals with family.

The modern kitchen combines style and practicality, featuring contemporary grey







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wall and base units complemented by light wood effect laminate flooring. A range of integrated and fitted appliances includes a dishwasher, fridge/freezer, Bosch oven with grill, four-ring gas hob and Hotpoint washing machine.

The master bedroom is a double room, complete with a built-in wardrobe for convenient storage. It also benefits from its own en-suite bathroom, fitted with a shower featuring a waterfall showerhead, WC and washbasin.

Bedroom two is a versatile space that would comfortably accommodate a single bed or potentially a double and also benefits from a built-in wardrobe.

Completing the accommodation is the family bathroom, fitted with a bath, WC and washbasin.

Externally, the property benefits from ample parking, while its convenient location close to local amenities makes it an appealing choice for those seeking both comfort and convenience.

Viewings are strictly by appointment only via Harper & Stone.

No HMO / Non-smokers only / Pets considered

Council Tax Band D
EER Band B

Landlord Registration: 532065/240/10102
LARN 1811005

Larbert is central to both Glasgow and Edinburgh and provides excellent transport links including a mainline railway station and motorway links providing access to the central belt and beyond making an ideal location for commuters. Larbert is also popular with those working or travelling to Forth Valley Royal Hospital which is located in the village. The area also provides a range of amenities including shopping, schools and civic amenities catering for every day needs while the nearby town of Falkirk provides a wider range of shopping, entertainment and leisure facilities.



