



Eastcroft Street
Larbert FK5 3AN

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the open market, this deceptively spacious one bedroom first floor flat, set within the centre of Larbert village, this my friends is a little gem.

Nestled in the highly sought-after area of Eastcroft Street, Larbert, this charming flat offers a delightful living experience. Spanning an impressive 599 square feet, the property features one spacious reception room, one well-appointed bedroom, and a modern bathroom, making it an ideal choice for individuals or couples seeking comfort and convenience.

The property, boasts elevated ceiling heights throughout, creating a sense of openness and light. The property has also been re-wired and a new fuse box has been fitted. The windows were replaced, by CR Smith around 15 years, are in excellent condition, ensuring that the home is energy-efficient and quiet, providing a peaceful retreat from the hustle and bustle of daily life. The bespoke fitted furniture in the master bedroom adds a touch of elegance and practicality, allowing for ample storage while maintaining a stylish aesthetic.

You will find a spacious lounge with a feature bay window. Modern fitted kitchen, which will come complete with all appliances. The master bedroom is spacious and benefits from bespoke fitted wardrobes with the addition of fitted storage space. The bathroom is fitted with a white suite and an electric shower and glass screen over the bath. There is a large double storage cupboard within the hallway and a further two recessed open cupboards within the kitchen. Finally, you have access to the loft, byway of a "Ramsay Loft Ladder" for further storage.





Externally you will find a security entrance door and shared gardens to the rear. Parking is provided by on street parking.

The location is particularly advantageous, with Larbert train station just a few minutes' walk away, offering excellent transport links for commuters. Additionally, the Forth Valley Royal Hospital is in close proximity, making this property an excellent option for healthcare professionals or anyone seeking easy access to medical facilities.

This flat presents a wonderful opportunity to enjoy modern living in a desirable area, combining comfort, style, and convenience. Whether you are looking to buy or rent, this property is sure to impress.



Items included within the sale are:

All Flooring
All window blinds
All Light fittings
Single stainless-steel finish single electric Oven
Four burner stainless steel finish Electric Hob
Feature canopy style Extractor
Free standing Fridge Freezer
Free standing Washing Machine
Bespoke fitted wardrobes with additional storage

Lounge:
13'2" x 13'4"

Kitchen
7'0" x 13'4"

Master Bedroom:
9'9" x 12'0"

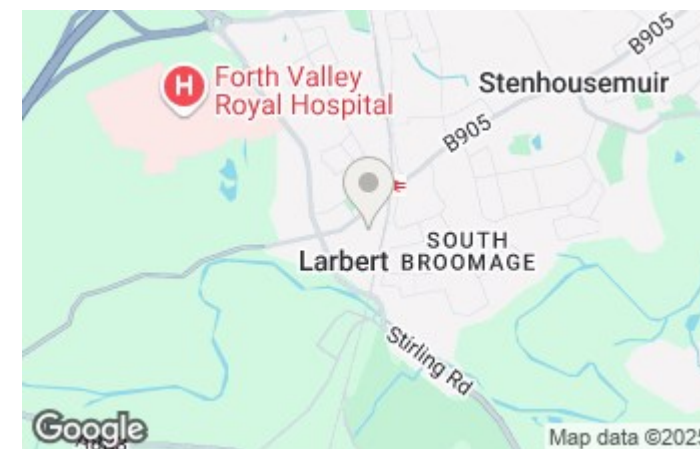


- Highly sought after location
- Few minutes walk to Larbert Train Station
- Close to Firth Valley Royal Hospital
- Immaculate condition throughout
- Elevated ceiling heights
- Modern Kitchen complete with all appliances
- Feature bay window to lounge
- Bespoke fitted bedroom furniture
- Excellent storage and loft access
- Ease of access to motorway to Glasgow, Stirling and Edinburgh

Bathroom:
9'9" x 12'0"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual dimensions and layout of the property may vary from those shown on the plan. All dimensions are approximate and should be used as a guide only. Map data ©2025



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Viewing strictly by appointment with the Agent.



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