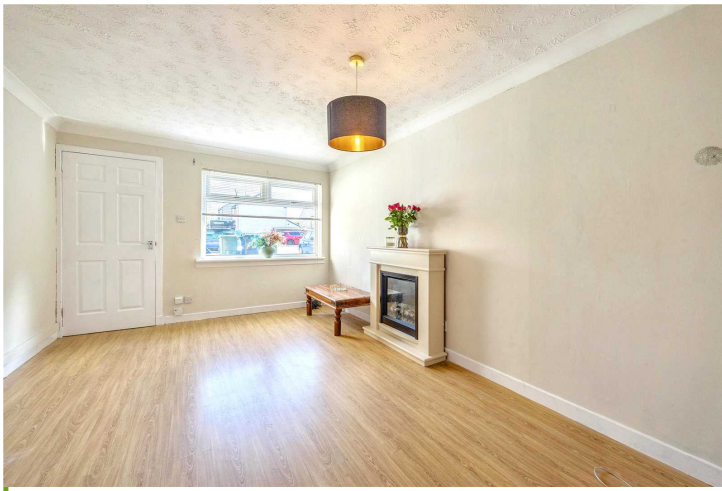




Franchi Drive, Stenhousemuir,
Larbert, Stirlingshire, FK5

Offers Over: £92,500

Tenure: Freehold



your-move.co.uk

Franchi Drive, Stenhousemuir, Larbert, Stirlingshire, FK5
Offers Over: £92,500 Tenure: Freehold

Council Tax Band: B
EPC Rating: D

Our View: An excellent opportunity to purchase this one-bedroom ground floor flat, ideally situated within a sought-after residential development in Stenhousemuir. This property will appeal to first-time buyers, downsizers and buy-to-let investors alike. With an estimated rental income of approximately £750–£775 per calendar month, it also represents an attractive investment opportunity.

Location

Situated within a popular and well-established residential development in Stenhousemuir, Franchi Drive offers an excellent setting for families, first-time buyers and commuters alike. The property is conveniently positioned within easy reach of a wide range of everyday amenities including supermarkets, local shops, cafés, restaurants, leisure facilities and highly regarded primary and secondary schools. Larbert town centre and railway station are just a short drive away, providing regular rail services to both Glasgow and Edinburgh, while the nearby M876 and M9 motorway network offers excellent commuting links across Central Scotland. Residents can also enjoy nearby parks, walking routes and recreational facilities, with Falkirk town centre and the renowned Helix Park and Kelpies only a short journey away.

Description

The accommodation is entered via a private front door.
The generous lounge is bright and inviting, offering ample space for both lounge and dining furniture while enjoying pleasant natural light, creating an ideal space to relax or entertain.
The fitted kitchen is well equipped with a good range of wall and base units, generous worktop space and room for freestanding appliances. A rear door provides direct access to the private garden, making it perfect for everyday living.
The double bedroom is well proportioned and benefits from fitted storage, comfortably

accommodating a range of bedroom furniture. Completing the accommodation is a modern shower room, fitted with a large walk-in shower, WC and wash hand basin. Excellent built-in storage provides practical everyday convenience.
Externally, the property enjoys allocated parking to the front together with the rare advantage of a private enclosed rear garden. The garden offers a peaceful outdoor space with open views beyond, providing an ideal setting for relaxing or enjoying the warmer months.
Situated within a popular residential area of Stenhousemuir, the property is conveniently located close to local shops, supermarkets, cafés, leisure facilities and excellent transport links, including nearby Larbert Railway Station and easy access to the M876 and M9 motorway network, making commuting throughout Central Scotland straightforward. This fantastic ground floor flat combines comfortable accommodation, private outdoor space and excellent investment credentials, making early viewing highly recommended.

Front External

Pull onto your own allocated parking space in front of our home for easy access to the property.

Lounge/Diner

The spacious lounge is a bright and welcoming reception room, flooded with natural light from a large front-facing window. Offering generous proportions, there is ample space for both comfortable seating and a dining area if desired, making it an ideal setting for everyday living as well as entertaining family and friends. Tastefully presented in neutral décor, the room enjoys a pleasant open outlook to the front and provides a relaxing space that forms the heart of the home.

Kitchen

The kitchen comes with a range of fitted wall

and base units, complemented by generous worktop space and ample room for freestanding appliances. Thoughtfully designed to maximise both storage and functionality, it provides an excellent space for everyday cooking. A rear door offers direct access to the private garden, allowing plenty of natural light to fill the room while creating a seamless connection between the indoor and outdoor living space.

Shower Room

The stylish shower room is fitted with a white suite comprising a walk-in shower, wash hand basin and WC. Finished in modern tones with quality fittings, the room offers a fresh and inviting feel, combining practicality with a clean, modern design.

Garden

The fully enclosed rear garden has been designed for ease of maintenance, featuring a combination of paved and decorative chipped

areas that provide the perfect setting for outdoor dining and relaxing. Complete with a garden shed for additional storage and a private seating area, the garden enjoys a peaceful outlook and offers an ideal space for entertaining or enjoying the outdoors.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

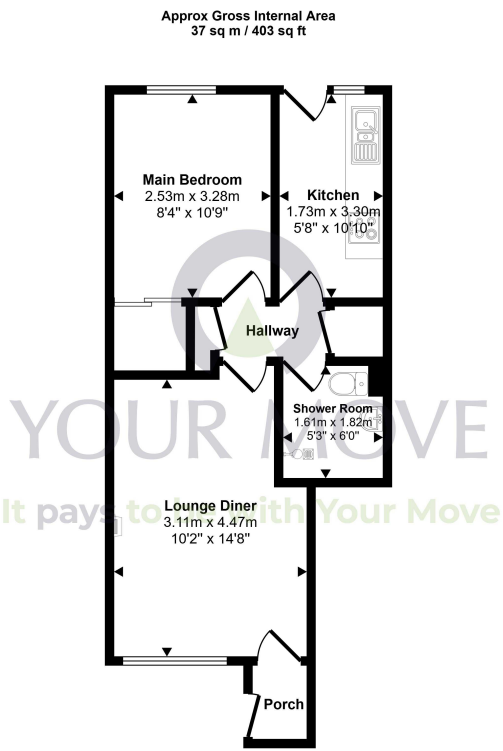
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.