

# 13 Malcolm Drive, Larbert

Falkirk





*3 Bed | 1 Bath | 84m2*

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## 13 Malcolm Drive

*Seldom available to the market, this 3-bedroom, semi-detached home is located in one of Stenhousemuirs most popular residential areas. Pleasantly situated in a quiet cul de sac, this home provides ideal family accommodation and has been significantly upgraded by the current owner and is in excellent condition throughout with spacious front and rear gardens and within close distance to all local amenities, schools, transport links and Forth Valley Royal Hospital.*

*The internal accommodation comprises on the ground level: entrance hall, lounge, kitchen with dining area and bathroom. Upstairs there are three bedrooms, two storage cupboards and access to the loft space. Warmth is provided by gas central heating and double glazing.*

*The front garden benefits from a paved path with artificial lawn to either side, trees, and shrubs to outline the grounds, a raised seating area and a wooden summer house which sources electricity. The chipped path providing access to the side of the property, you are led to the shed which benefits from power and additional garden space to store bins.*







# HALLIDAY HOMES

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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

Halliday Homes

Telephone: +44 (0)1506 535500

Email: [info@hallidayhomes.co.uk](mailto:info@hallidayhomes.co.uk)

Website: [hallidayhomes.co.uk](http://hallidayhomes.co.uk)

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