

**Property reference number: 2304-1687 (LARBERT, nr Stirling)**

Home to a family with 3 teenagers and a 21 yr old.

They are looking to house-swap in the Scottish school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 2, single:- 2 , and downstairs 1 double sofa-bed and 1 single (Max:- 7/9 people)
Children welcome?-	Yes all ages
Pets that live here:-	They have a dog who they won't be bringing with them when they house swap as she will be looked after elsewhere.
Re-dogs:-	They would possibly consider a dog staying here.



This 1970's detached 2 storey house is situated in a quiet residential area 5 minutes from the local train station, shops and eating places. It is located in the heart of Central Scotland and is only a stone's throw from The Falkirk Wheel and The Kelpies. It's less than 30 minutes train ride to Edinburgh and Glasgow and less than 10 minutes to Stirling! Access to the lochs and mountains is easy from this great central location.

A delightful home, and marvellous area to explore Scotland!

The house

*Downstairs:-* a spacious open plan kitchen/diner which has a wood burning stove, large utility room, 2 reception rooms, 1 single bedroom, a family bathroom and 1 WC.

*Upstairs:-* two double bedrooms, 2 single bedrooms, a shower room and toilet.

They have Freeview TV, DVD player and Amazon Prime

The medium-sized, fully enclosed garden has artificial grass front and back.

Bi-folding doors from one of the reception rooms opens out to decking in the rear garden where there are garden chairs/table and a barbecue. All age groups will be pleased to discover the swingball, basketball hoop, trampoline and golf putting green!

There is off road parking on the drive for 3 cars. They have several bikes that house-swappers are welcome to borrow. Depending on the destination, they would be open to the possibility of a car swap too.

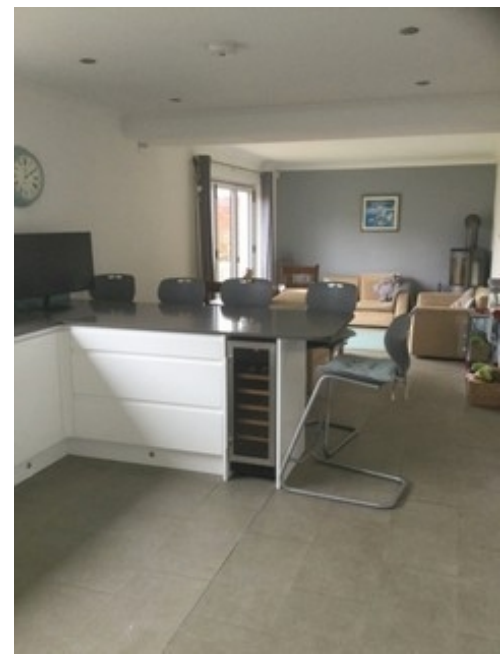
The family attend Falkirk Baptist Church, a vibrant church fellowship in the centre of town, where house-swappers would be sure to receive a warm welcome!

More info on their website:- [www.falkirkbaptist.org](http://www.falkirkbaptist.org)

Sport and Leisure	Local sports centre with gym, swimming pool, squash & badminton courts, several golf courses in the area;
Free park	Several play parks are within walking distance.
Recommended places of interest	The Falkirk Wheel, The Kelpies & Helix Park Stirling Castle, Edinburgh Castle, Linlithgow Palace & more! See area websites below.

<https://visitrevisit.co.uk/things-to-do/scotland/central/stirling-and-falkirk/larbert>

<https://www.scottishcanals.co.uk/falkirk-wheel-3/>



<https://www.visitscotland.com/blog/attractions/things-to-do-central-scotland/>

<https://www.dayoutwiththekids.co.uk/things-to-do/south-scotland/stirling-and-falkirk/larbert>

