



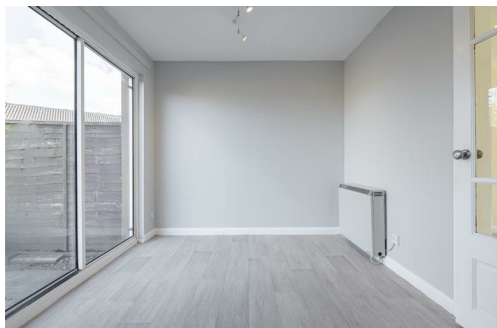
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Alexander Taylor is delighted to bring to the open market this super three bed-roomed linked-detached villa, which will come complete with a single integral garage.

This home is set within the highly desirable village of Airth, which sits north of the main town of Falkirk. The historical city of Stirling, which offers a great mix of high street names, Stirling Castle and some amazing countryside is only a short drive. Close by you will find a good mix of local independent stores which will cater for your daily needs. Airth Primary school is literally one minute away, however not so close to cause any issues with cars in the morning. You will also find the highly renowned "Airth Castle" which is only minutes away, which offers a super restaurant, spa facilities, pool, and gym, just an ideal place to relax and unwind. There is also a "Golf Range" within the village. EPR: D

Now let us see what is on offer, within this super home.

On entering you will find access to the upper accommodation and the lounge. The lounge is spacious with a double window formation which overlooks the front garden. There is a cupboard within the lounge, which would be an ideal den for the kids and their toys or for a Hoover etc... Access to the dining kitchen is off the lounge.

The dining kitchen is spacious and can easily accommodate a family sized dining table. There is a good range of base and wall units, and the tall integrated Fridge/freezer and free-standing washing machine will form part of the sale. There is also an electric hob, oven and extractor. A lovely feature to this room is the wide patio doors which give access to the rear patio area of the garden.



The upper accommodation offers a master bedroom complete with a full wall of robes. Bedroom two is also a full double bedroom which will come complete with double robes. Bedroom three is a single bedroom, and wait until you see the views across to the "Ochil Hills".

To conclude the internal accommodation, you will find the family bathroom. This room is fitted with a white three-piece suite and an electric shower over the bath.

On a more practical level, the heating is supplied by electricity. The front windows are all UPVC double glazed units, and the rear windows are wood double-glazed units. There is loft access off the upper landing.

Externally the front garden consists of a lawn. The rear garden is enclosed on all sides making it safe for children or pets. It also has a mix of patio, chips and some mature planting. The single garage benefits from an up and over door to the front and double doors to the rear, which will allow ease of access for all gardening tools, ect. There is a single driveway.

This is a super starter home, set within a quaint little village with so much stunning countryside on your doorstep, a stunning hotel, and some major towns/cities only minutes away.

Items which are included within your sale are:

All flooring

All window blinds

Tall integrated Fridge Freezer

Free standing Washing Machine

Single electric Oven

Four burner electric hob

Extractor

- All new flooring
- Fully repainted
- Electric heating
- UPVC Double Glazing to front
- Wood double glazing to rear
- Super dining kitchen
- Patio doors off kitchen
- Fitted robes to master bedroom and bedroom two
- Large rear gardens
- Single integrated garage

Lounge

12'3" x 14'8"

Dining Kitchen

8'8" x 15'8"

Master Bedroom

8'6" x 11'5" (to face of robes)

Bedroom Two

8'7" x 11'10"

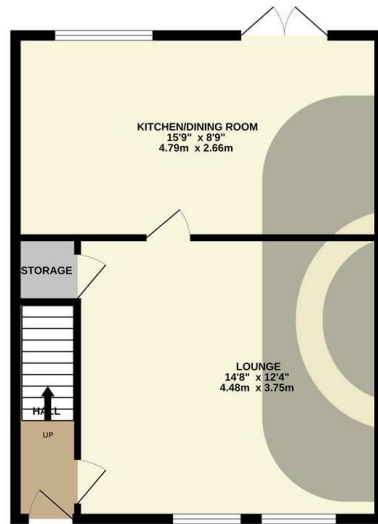
Bedroom Three

6'10" x 8'7"

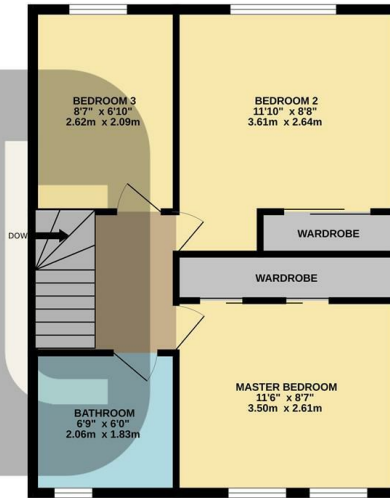
Bathroom

6'0" x 6'9"

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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