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Alexander Taylor is delighted to bring to the open market, this larger sized three double bedroom end terraced villa. The subjects are set within the quaint village of "Airth". Set close to all local amenities including "Airth Primary School", open countryside which offer some amazing woodland walks. Motorway connections are close by and offer speedy access to Stirling, Glasgow and Edinburgh.

On arrival to the property no 6, stands out, with its sunning gardens which wrap around the front of this home. Due to the property being on a corner, you have the benefit of a larger sized plot. The gardens are an array of colour, with mature plants, shrubs and lawn, it is so picture perfect.

Internally the property has been very well maintained. There is a generous sized "Porch", which is fitted with a "Glass Block" wall which allows light to flood this area. There is a generous hallway which gives way to all rooms, except the kitchen which is off the lounge. There is a large storage cupboard under the stairwell.



The lounge is spacious and is situated to the front of the property. The feature fire will form part of the sale. There are two windows within this room. Access to the kitchen is off the lounge. The breakfasting Kitchen is fitted with a good range of base and wall units. There is a small breakfast bar. The free standing "Gas cooker" will form part of the sale. The washing machine will also be included within the sale, both are in good working order, however, are sold as seen.



There is a utility area, off the kitchen, where our client currently keeps her fridge freezer. Access to the rear gardens is off this area.

The shower room is on the ground floor and is fitted with a shower enclosure, WC and wash hand basin.



The upper accommodation offers a generous master bedroom, which will come complete with fitted robes. Bedroom two is also a full double bedroom, which benefits from mirror sliding wardrobes. Bedroom three is a full double bedroom and benefits from fitted robes.

On a more practical level, the heating is supplied by a gas fired system. The boiler was replaced in 2011 and was last serviced in June 23. The windows were replaced with sash and case to the front, to comply with regulations and the rear is standard UPVC units. They were replaced 2011. The roof was re-slatted around 2015. The loft is fully floored, with access via a "Ramsay Loft Ladder".

Our client has just had a full gas and electrical check carried out on the property and both certificates have been issued.

Externally there are, gardens to the front and side, which are a mix of lawn, beautiful flowering plants and shrubs. The rear gardens are a mix of patio, chips and lawn. Parking is provided by a private driveway and garage; the garage has a side door access giving way to an access path behind the garage and into the rear gardens. There is also a "Hot House", if you want to grow your own veg.

### Items included within the sale are:

All Flooring

All Window Blinds

Fire to Lounge

Free standing gas Cooker (sold as seen)

Free standing washing Machine (sold as seen)

- Sought after location
- Three full double bedrooms
- Spacious lounge
- Breakfasting Kitchen
- Shower Room to ground floor
- UPVC "Sash and Case" windows to the front
- UPVC Double glazing to the rear
- Fitted robes to all three bedrooms
- Loft fully floored with "Ramsay Loft ladder"
- Single garage

**Lounge**  
11'11" x 16'6"

**Kitchen**  
7'5" x 12'2"

**Utility Area: 0.91 x 2.35**

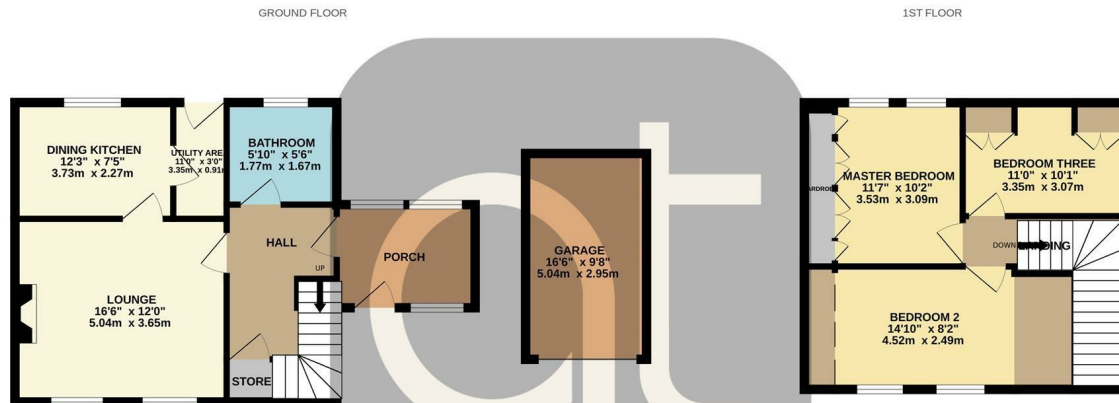
**Shower Room**  
5'5" x 5'9"

**Master Bedroom**  
10'1" (to face of robes) x 11'6"

**Bedroom Two**  
8'2" x 14'9" (to face of robes)

**Bedroom Three**  
10'11" (at its widest) x 10'0"

**Garage**  
9'8" x 16'6"



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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