

Spacious detached villa

Located on a large corner plot with excellent commuter links



3 Castle Avenue,
Airth, Falkirk, Stirlingshire, FK2 8GA



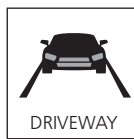
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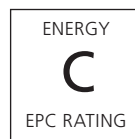
3 BED



1 BATH + WCw



DRIVEWAY



ENERGY

C

EPC RATING

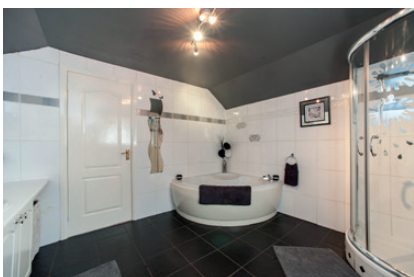
3 Castle Avenue, Airth



The Royal Burgh of Airth village, former trading port and civil parish in Falkirk, is 4 miles North of Falkirk town and sits on the banks of the River Forth. Airth lies on the A905 road between Grangemouth and Stirling and is ideal for commuters with excellent transport links. Larbert is a short drive away offering rail services to Edinburgh, Glasgow and Stirling. There is a coach service from Falkirk to Stirling which conveniently passes by the

property and a private coach operates for children attending Dollar Academy. The village is overlooked by Airth Castle, retains two market crosses and a small number of historic houses. However today the village which is much more modern and is just a short drive away where all your daily shopping needs are catered for with quaint coffee shops and bespoke boutiques complimented within an area steeped in history and an assortment of buildings

dating back to the turn of the last Century. Attractions all within a 10 minute drive include the Falkirk Wheel, Callendar House and Park and remnants of the Antonine Wall. Scotland's newest visitor attraction the Falkirk Helix which is a new recreational area with walk and cycle paths, the main attraction being a new boat lift and extension to the Forth and Clyde Canal.



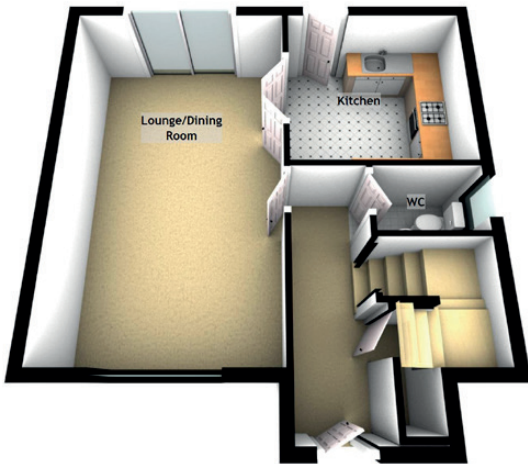
“...To the upper level, there are three double bedrooms two of which feature built-in storage and there is a separate shelved linen cupboard...”



3 Castle Avenue is a beautiful detached villa designed for flexible family living. The welcoming entrance hallway with stairs leading to the upper level and a door leading to the well appointed lounge. The lounge is a good size and has a front facing window flooding room with natural light. The modern fitted kitchen has a full range of floor and wall mounted units along with attractive integral appliances including a electric oven and ceramic hob. Also located on this level is the handy WC and ample storage throughout the property. To the upper level, there are three double bedrooms two of which feature built-in storage and there is a separate shelved linen cupboard. The modern four piece family bathroom with separate shower and bath which is fully tiled completes the accommodation on offer. The property features double glazing and gas central heating. There are delightful garden grounds to the front, side and rear of the property which are low maintenance with an attractive wooden fence surrounding. The views from the property stretch across open farmland as far as the Ochil hills and must be seen to be admired. Ample off street parking is provided by a lengthy driveway leading to the single garage.



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Dining Room	5.99m (19'8") x 3.57m (11'9")
Kitchen	2.98m (9'9") x 2.85m (9'4")
WC	1.70m (5'7") x 1.07m (3'6")
Bedroom 1	3.59m (11'9") x 3.51m (11'6")
Bedroom 2	3.59m (11'9") x 2.45m (8')
Bedroom 3	2.99m (9'10") x 2.00m (6'7")
Family Bathroom	3.30m (10'10") x 2.97m (9'9")

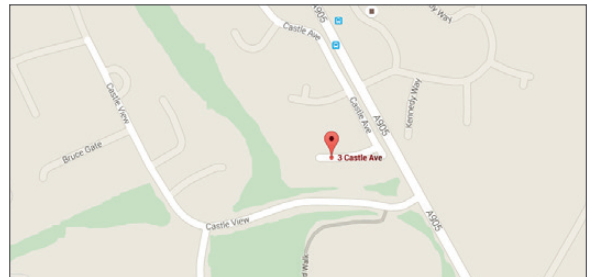
EXTRAS

(Included in the sale)

Floor coverings, light fittings, blinds and window dressings

GROSS INTERNAL FLOOR AREA (M²)

92 m²



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Text and description
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