





McEwan Fraser Legal

Solicitors & Estate Agents

01324 467 050

33 Castle Drive

AIRTH, STIRLINGSHIRE, FALKIRK, FK2 8GD

The Royal Burgh of Airth village is four 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 and retains two market crosses and a small number of historic houses. Just a short drive away, 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 ten 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.

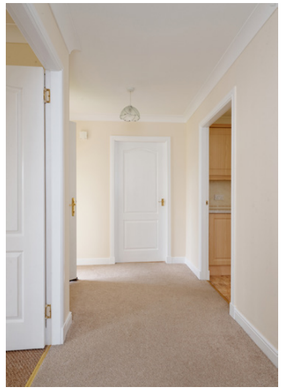
33 Castle Drive is a delightful example of a wonderful family home. Once inside, you will be greeted with a first class specification. In more detail, the accommodation has a hallway with access to all apartments. The immediately impressive lounge with large picture window, providing an open outlook to the front aspect, floods the room with natural light. Access is gained from here into the open planned kitchen/sun lounge, which has ample space for a table and eight chairs. The kitchen has been fitted to include a good range of floor and wall mounted units providing an efficient workspace. It further benefits from integrated appliances such as oven, hob and extractor hood. All three bedrooms are double in size and the master benefits from a en-suite shower room. A contemporary partially tiled three-piece family bathroom with separate shower completes the impressive accommodation internally.

The property further benefits from double glazing, gas central heating and a single garage. Ample off-street parking is provided by a lengthy driveway. The gardens to both front and rear have been well maintained and are mostly laid to lawn with mature shrubs and borders.













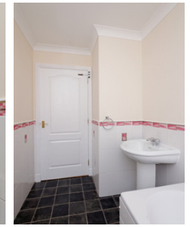






















Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Sun Lounge/Kitchen	6.90m (22'8") x 3.10m (10'2")
Bedroom 1	4.50m (14'9") x 4.00m (13'1")
En-suite	3.10m (10'2") x 1.20m (3'11")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bathroom	3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m^2) - 110m^2

EPC Rating - C

Extras
(Included in the sale)

Floor covering, light fittings and window dressings.

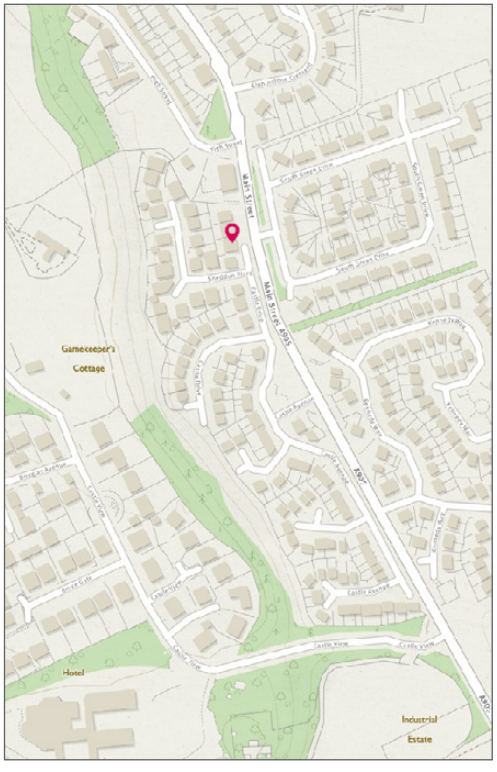


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer