





McEwan Fraser Legal

Solicitors & Estate Agents

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45 Kennedy Way

AIRTH, FALKIRK, FK2 8GG

AIRTH
FALKIRK / FK2 8GG

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.















EXTERIOR





45 KENNEDY WAY

FANTASTIC THREE BEDROOM SEMI-DETACHED // EARLY VIEWING RECOMMENDED

Part Exchange available. Internally this well proportioned home provides comfortable and easily managed accommodation, comprising : reception hall, WC, bright and airy lounge, dining room with access to rear garden, the kitchen benefits from floor to ceiling units and provides excellent storage, cooker, oven, cooker hood, space for washing machine and fridge freezer, making this the ideal place for the aspiring chef.

On the upper level three bedrooms offering different furniture configurations, one of these rooms also benefits from built-in storage. Access to the attic can also be found on the upper landing.

The family bathroom completes the property internally, with shower over bath, wash hand basin and W.C.

The front garden is laid to lawn as is the secure back garden for ease of maintenance.

The property also benefits from gas central heating and double glazing as well as driveway for off-street parking.



"...BRIGHT AND AIRY LOUNGE, DINING ROOM WITH ACCESS TO REAR GARDEN WITH THE KITCHEN BENEFITING FROM FLOOR TO CEILING UNITS..."

















BEDROOMS & BATHROOM







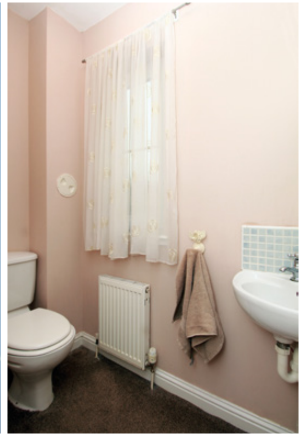
GARDEN VIEWS

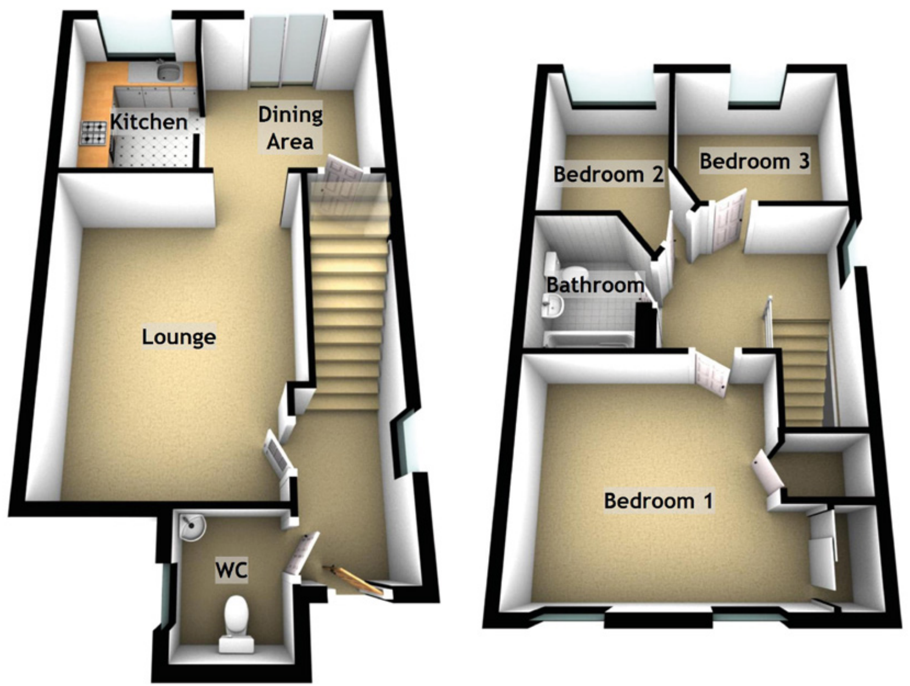












SPECIFICATIONS & PROPERTY LOCATION

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.40m (11'2")
Kitchen	2.90m (9'6") x 2.05m (6'9")
Dining Area	3.51m (11'6") x 2.30m (7'7")
Bedroom 1	3.88m (12'9") x 3.60m (11'10")
Bedroom 2	3.09m (10'2") x 2.15m (7'1")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.91m (6'3")
WC	1.80m (5'11") x 1.50m (4'11")

GROSS INTERNAL FLOOR AREA (m^2) - 71 m^2

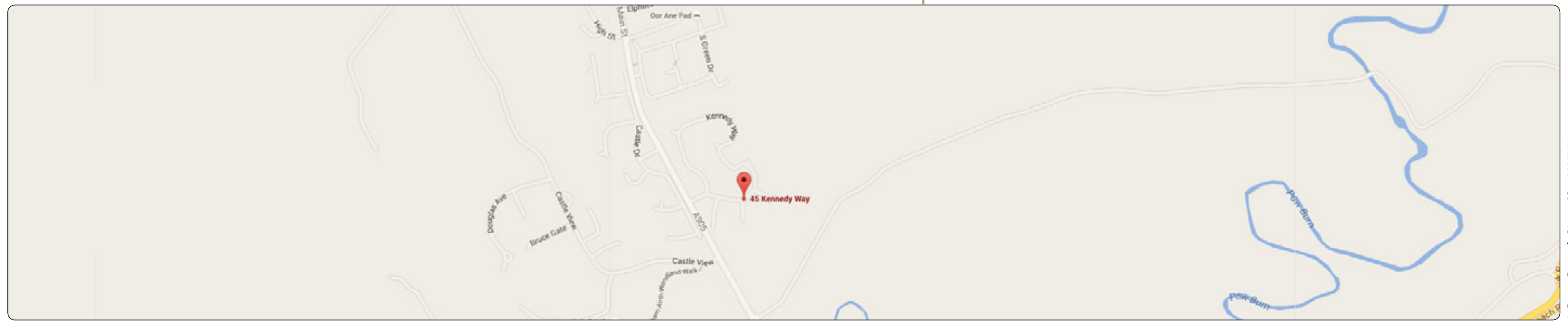
EPC RATING - C

3 BED

DRIVEWAY

PRIVATE FRONT & REAR GARDEN

LOCAL AMENITIES



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GARDEN VIEWS





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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
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