

36 South Green Drive

AIRTH, FALKIRK, FK2 8JP



LOVELY TWO BEDROOM SEMI DETACHED
VILLA WITH PANORAMIC VIEWS



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We are delighted to bring to the market this striking two-bedroom, semi-detached villa in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Internally the accommodation is in immaculate decorative order, briefly consisting of an entrance hallway and a lounge with a large window letting in an abundance of light. The dining room has space for a table and six chairs for more formal dining. The modern and bright kitchen has an integrated electric hob/oven with an extractor fan and access to the rear garden through the rear door.

The Location

Lounge/Diner







Upstairs there are two good size bedrooms which include the impressive master bedroom with storage as well as a very attractive bathroom. There is ample storage throughout the upper floor.

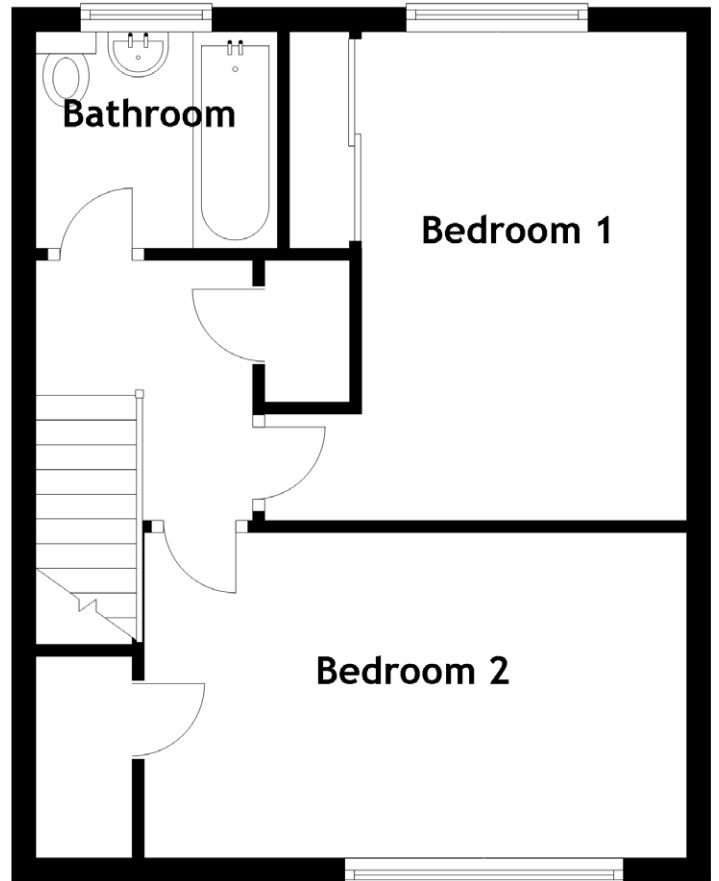
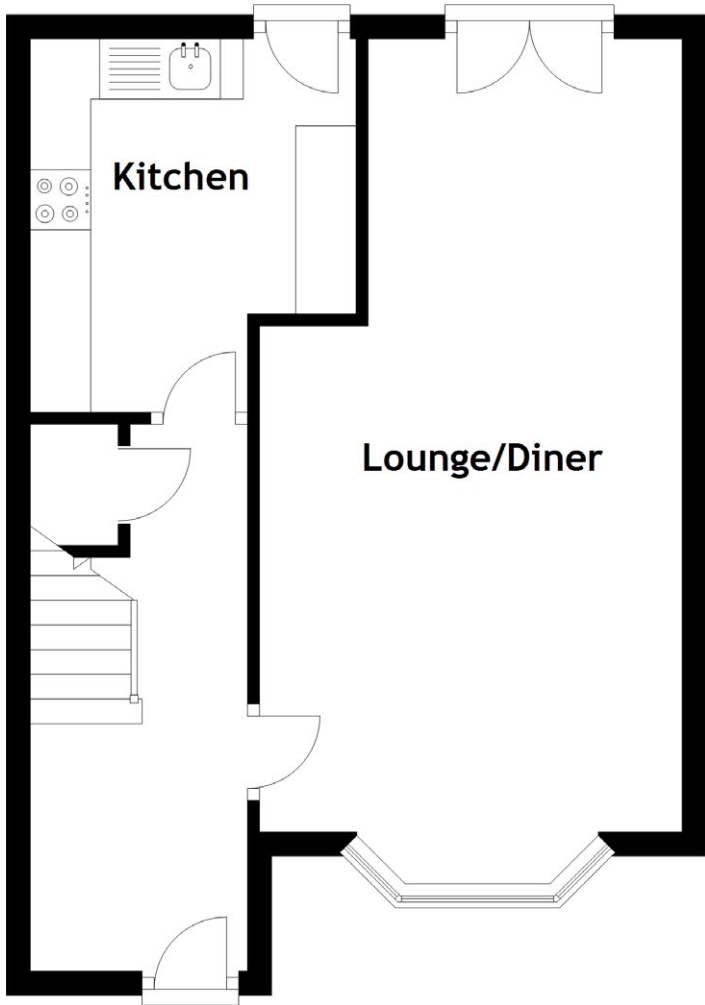






Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.01m (23') x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Bedroom 1	4.05m (13'4") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")

Bathroom	2.00m (6'7") x 1.80m (5'11")
Gross internal floor area (m ²): 76m ²	
EPC Rating: D	

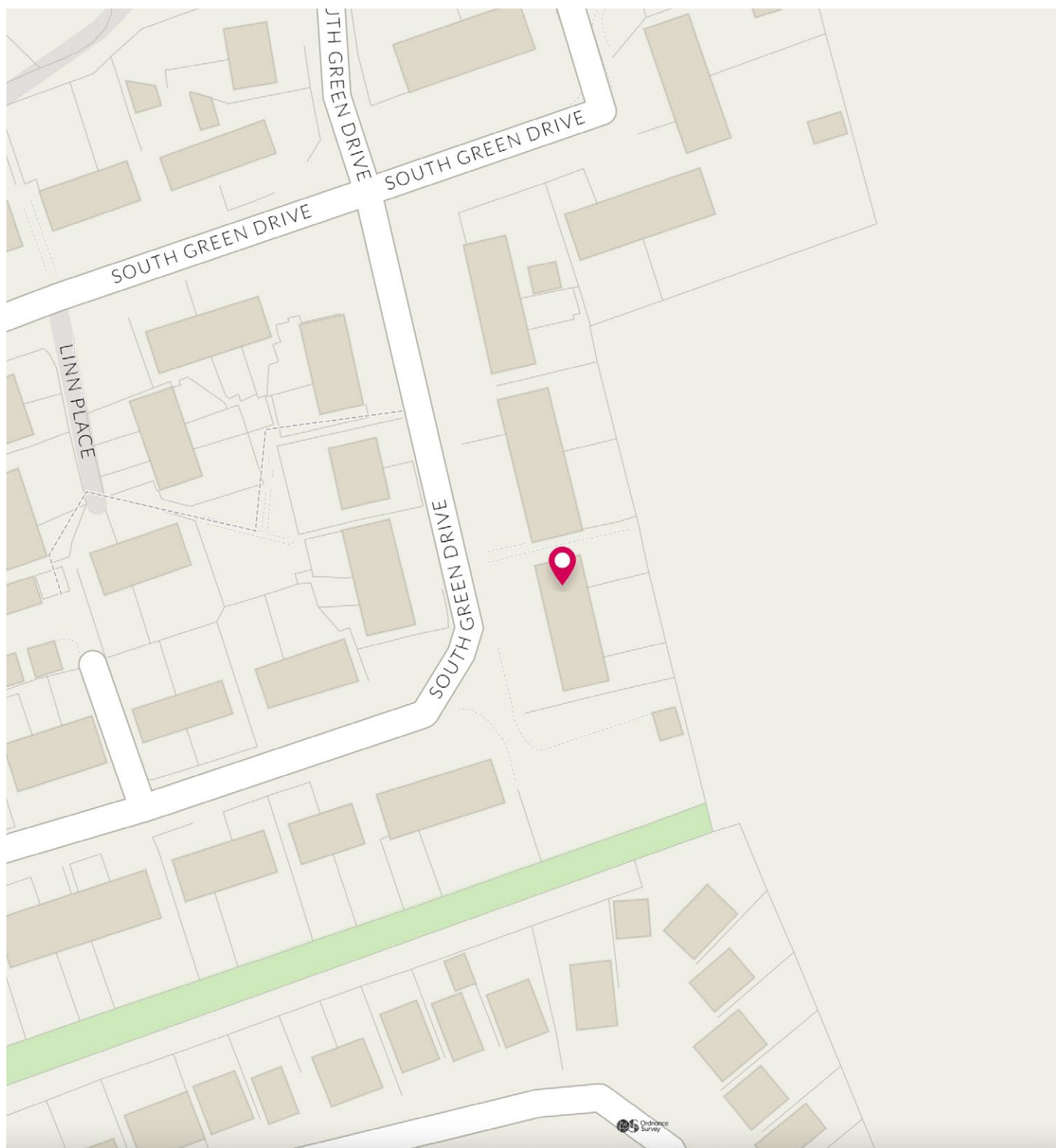
The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a large wooden shed. This property also benefits from gas central heating, full double glazing, more than adequate unrestricted on-street parking to accommodate for visitors.





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.



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