

# 11 Castle Avenue

AIRTH, STIRLINGSHIRE, FK2 8GA



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to bring to the market this striking two-bedroom, mid-terraced 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 a smartly tiled entrance hallway and a lounge with a large window letting in an abundance of light.

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The dining kitchen has space for a table and chairs for more formal dining. This modern and bright kitchen has an integrated gas hob and electric double oven with an extractor fan. A range of modern base and wall units are complemented by the modern worksurface and further benefits from a free-standing fridge freezer and dishwasher as well as an integrated washing machine. There is access to the rear garden through the rear patio doors.





Upstairs there are two good size bedrooms both benefitting from built-in sliding glass door wardrobes. The family shower room is impressive with white suite and tiled floors and walls. The modern walk-in glass shower cubicle reflects the quality on display throughout this property. There is ample storage throughout the upper floor.

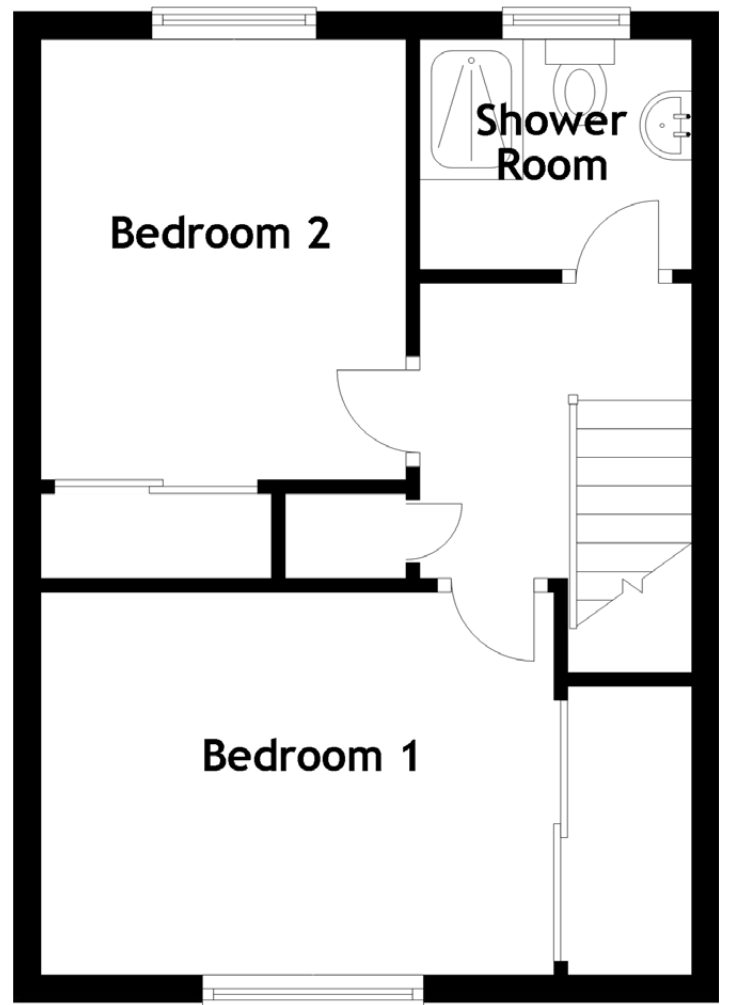
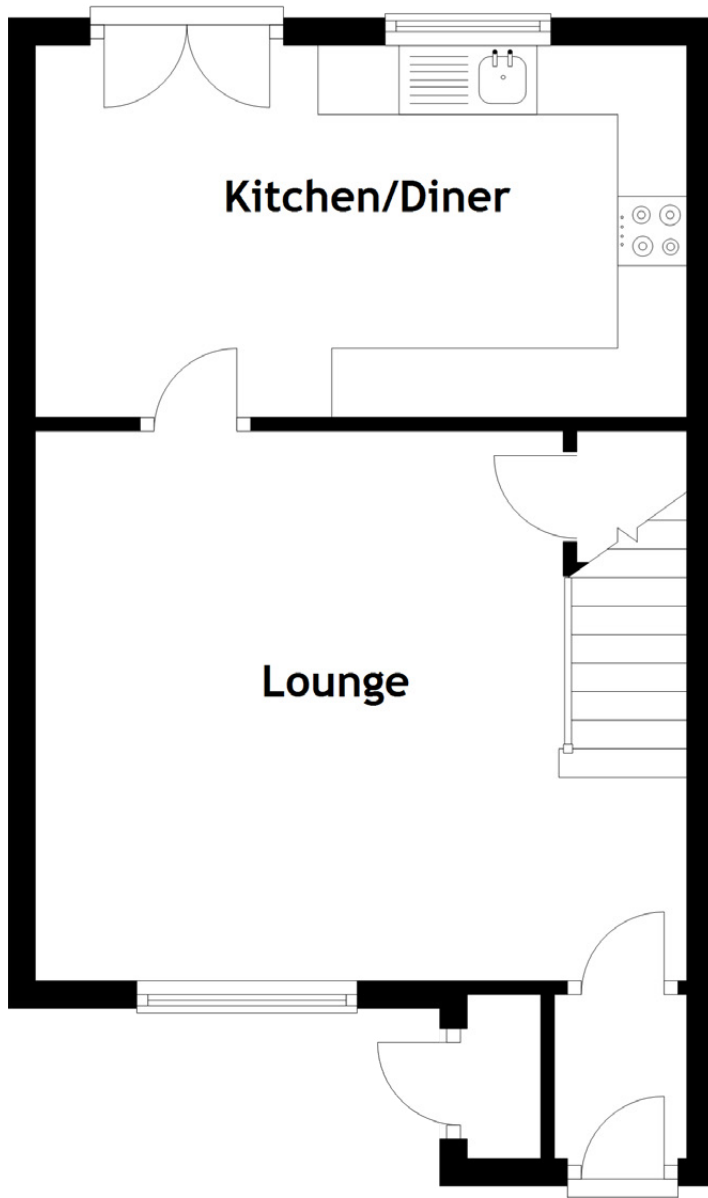




**Bedroom 2**







#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.72m (15'6") x 3.99m (13'1")
Kitchen/Diner	4.72m (15'6") x 2.70m (8'10")
Bedroom 1	3.72m (12'2") x 2.78m (9'1")
Bedroom 2	3.20m (10'6") x 2.65m (8'8")
Shower Room	1.97m (6'6") x 1.67m (5'6")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £2175





The property is set within good sized garden grounds which are landscaped, fully enclosed, and screened to the rear for privacy and seclusion. The garden backs on to the quiet private drive accessing the grounds of neighbouring Airth Castle. This property also benefits from gas central heating, full double glazing, more than adequate unrestricted on-street parking to accommodate for visitors.

Seldom do we see a property with such a fine finish and early viewing is strongly recommended to avoid disappointment.

## The Property



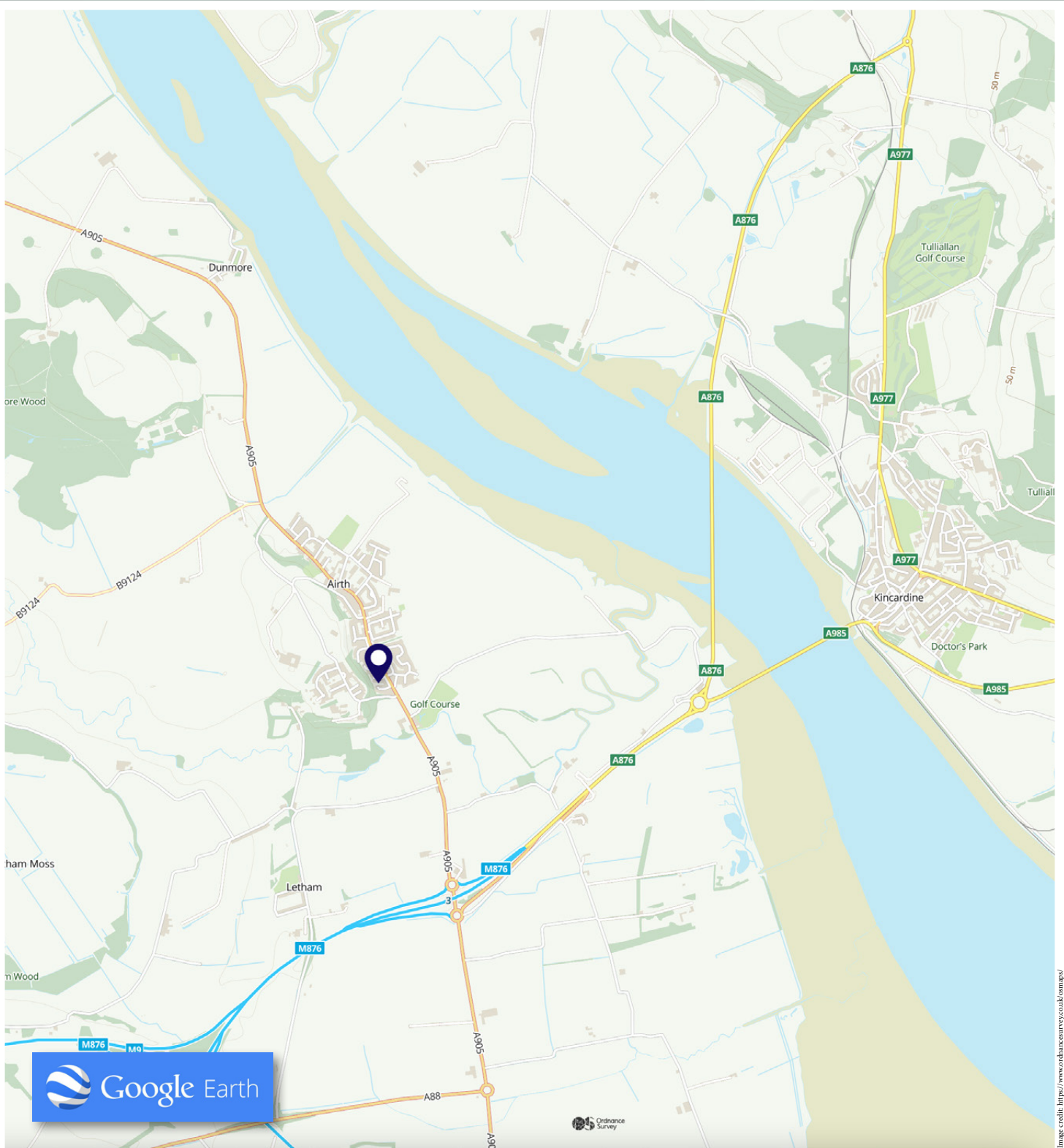
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The Royal Burgh of Airth village, former trading port and civil parish in Falkirk is 4 miles North of Falkirk town and sits on the banks of the River Forth. Airth lies on the A905 road between Grangemouth and Stirling and is ideal for commuters with 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 end of the road 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 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 and is the home of The Kelpies.

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# McEwan Fraser Legal

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