



**McEwan Fraser Legal**

Solicitors & Estate Agents

01324 467 050

**20 Sneddon Place**

AIRTH, FALKIRK, FK2 8GH



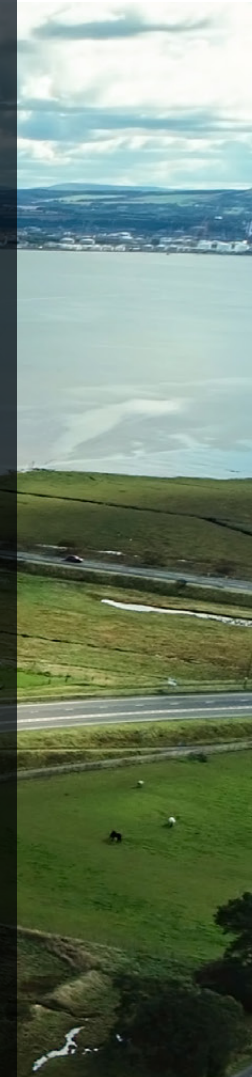


# THE LOCATION

## *Airth, Falkirk*

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.





# 20 SNEDDON PLACE

*Airth, Falkirk*

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this modern, spacious five-bedroom, three-bathroom bungalow situated in a popular residential location.

This beautifully presented property includes an entrance hallway leading to a large lounge featuring double-aspect windows flooding the room with natural light and views of the front and rear gardens.

The open plan kitchen features an excellent range of floor and wall units and consists of an integrated oven, hob, fridge/freezer, dishwasher and feature splashback, opens to the casual dining area with wrap-around windows with bespoke shutters.

The property on the ground level has three bedrooms, two of which have integrated wardrobes. The master bedroom has a bespoke en-suite shower room. The family bathroom with a jacuzzi bath and shower over, completes the accommodation on this level.

Journey upstairs to discover two further bedrooms with a stylish en-suite shower room. Also on this level is a well-designed laundry area.

The property sits in substantial garden grounds that wrap around the property with views from all angles of the garden. The property has two driveways, one a large mono-blocked driveway. The other tarmac driveway to the side of the property leads to the spacious garage.

This is a must-see to appreciate the accommodation on offer.



LOUNGE  
& HALL

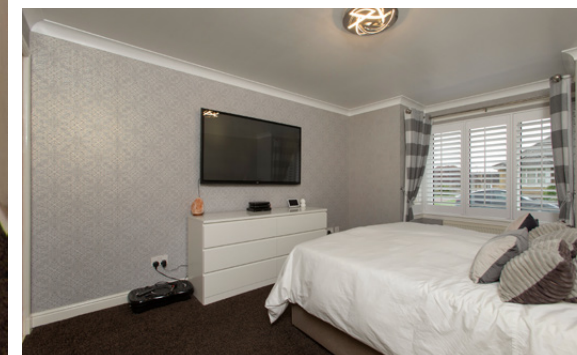


KITCHEN  
& DINING AREA





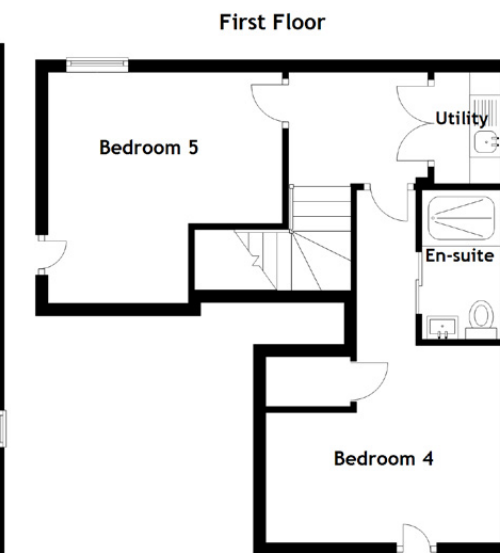
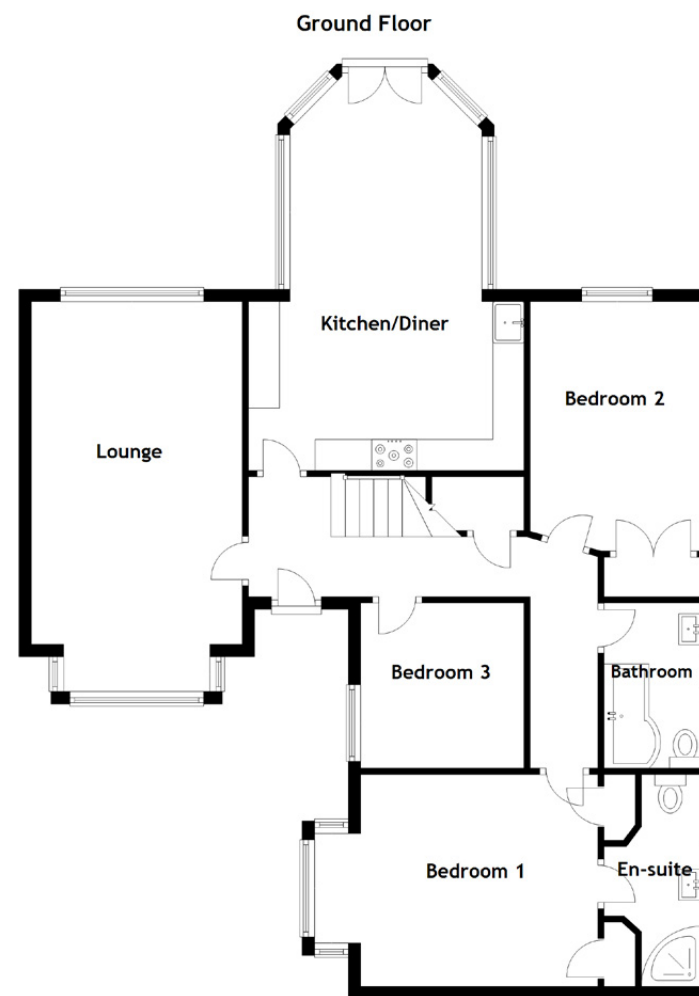
BEDROOM 1  
& EN-SUITE







*BEDROOMS, BATHROOM, EN-SUITE & UTILITY*



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.28m (20'7") x 3.39m (11'2")
Kitchen/Diner	6.39m (20'11") x 4.44m (14'7")
Bedroom 1	4.56m (14'11") x 3.42m (11'2")
En-suite	3.42m (11'2") x 1.57m (5'2")
Bedroom 2	4.02m (13'2") x 2.76m (9'1")
Bedroom 3	2.66m (8'9") x 2.63m (8'8")
Bedroom 4	3.17m (10'5") x 2.00m (6'7")
En-suite	2.41m (7'11") x 1.27m (4'2")
Bedroom 5	3.78m (12'5") x 3.72m (12'3")
Bathroom	2.66m (8'9") x 1.57m (5'2")
Utility	1.80m (5'11") x 1.07m (3'6")
Garage	5.61m (18'5") x 2.87m (9'5")

Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup>  
EPC Rating: C

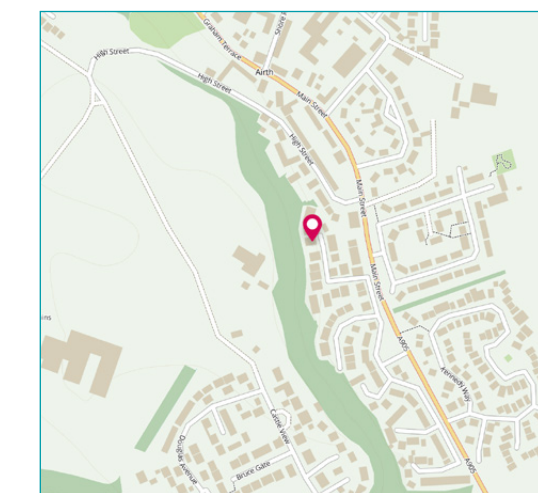


Image credit: <https://www.vordianrealestate.co.uk/omg/p/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01324 467 050  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto: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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
 Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer