

# 34 Castle Drive

AIRTH, STIRLINGSHIRE, FK2 8GD



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



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*Wonderful three bedroom bungalow set  
within a popular residential area*





34 Castle Drive is a delightful example of a wonderful family home. Once inside, you will be greeted with a first-class specification.

# THE LOUNGE



In more detail, the accommodation has a hallway with access to all apartments. The immediately impressive lounge with a 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/DINER



The kitchen has been fitted to include a good range of floor and wall mounted units providing an efficient workspace. It further benefits from appliances such as oven, hob and extractor hood.





All three bedrooms are double in size and the master benefits from an en-suite shower room. A contemporary partially tiled three-piece family bathroom with a separate shower completes the impressive accommodation internally.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3 & THE BATHROOM





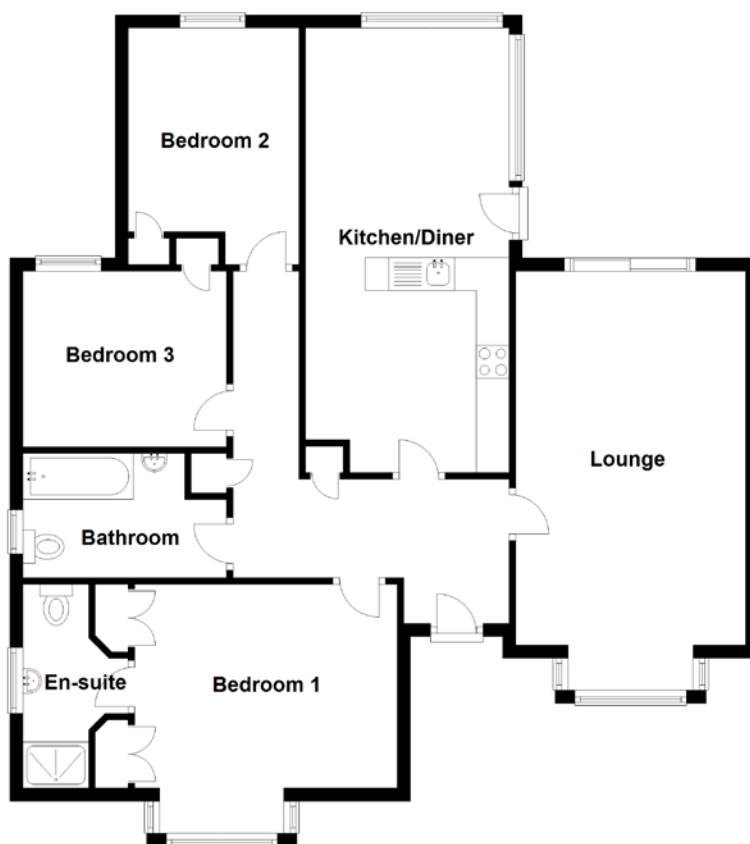
The property further benefits from double glazing, gas central heating and a single garage. Ample off-street parking is provided by a lengthy driveway. The gardens to both front and rear have been well maintained and are mostly laid to lawn with mature shrubs and borders.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Kitchen/Diner	6.80m (22'4") x 3.10m (10'2")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
En-suite	3.10m (10'2") x 1.60m (5'3")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")

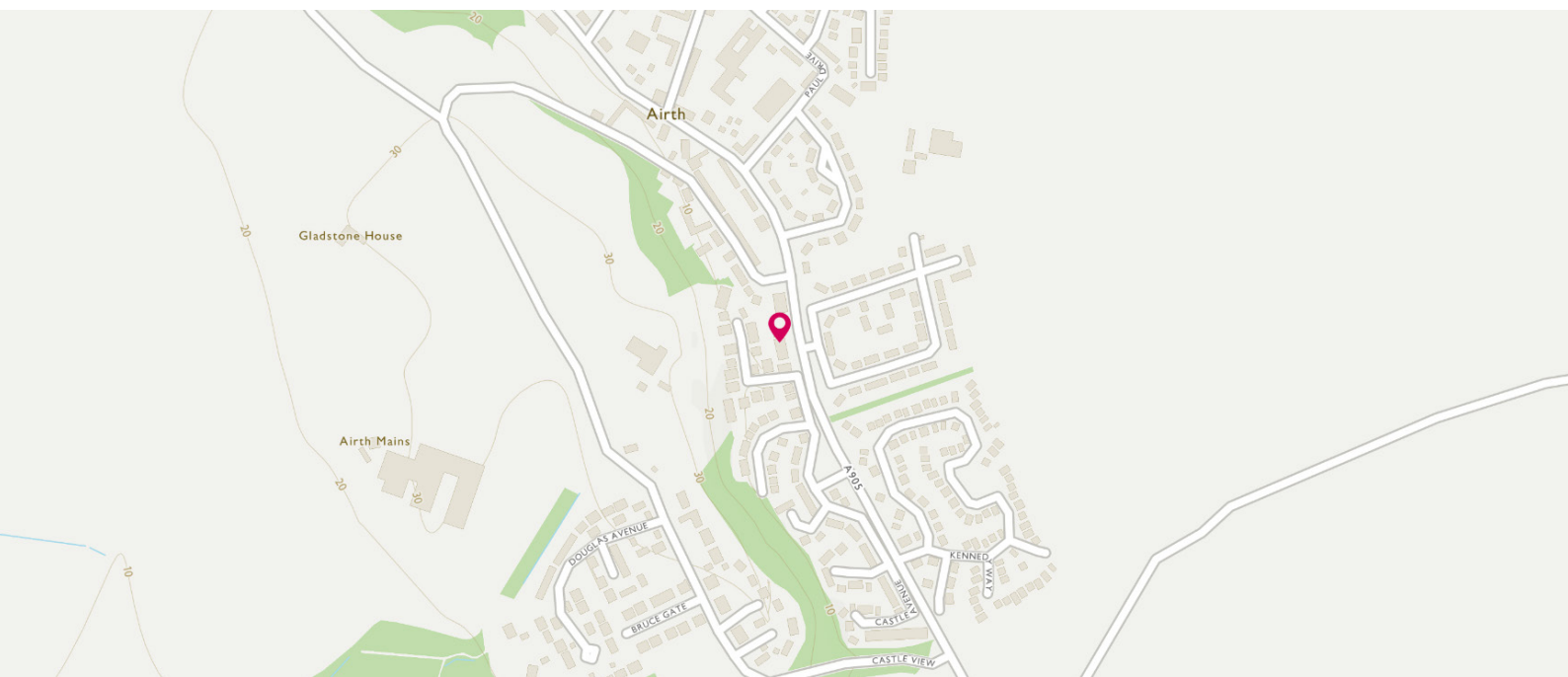
Bathroom

3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3,500 + VAT

Extras (Included in the sale): Light fittings and appliances.





# THE LOCATION

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 with quaint coffee shops and bespoke boutiques complemented 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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