

1 CASTLE DRIVE, FALKIRK FK2 8GD

HARPER & STONE
ESTATE & LETTING AGENTS





1 CASTLE DRIVE

FALKIRK, FK2 8GD

PROPERTY FEATURES

- Delightful 3 bedroom end terraced home
- Located in the sought after area of Airth
- Outstanding views over the surrounding countryside
- Beautifully presented throughout
- Flexible living over approximately 108 square meters
- Principal bedroom with ensuite shower room
- Private garden grounds to the front, side and rear
- Off road parking
- Early viewing strongly advised

Welcome to 1 Castle Drive, Airth. This charming end terrace house is nestled in a prime location, offering the perfect blend of comfort and convenience. Harper & Stone are delighted to be marketing this desirable property and are looking forward to finding its new owner.

The accommodation is portrayed as below:

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Diner, Storage/Craft Room and Utility Room.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Two further Bedrooms and a Bathroom.

Step inside to find a welcoming hallway from where the lower living flows. On the left is the front facing lounge a light bright hospitable space. A door to the back of the lounge takes you into the kitchen, a lovely light and functional space which has been very well thought out. There is an excellent selection of wall and base units, alongside pan drawers in a dark grey high gloss finish. Integrated appliances include a 5 ring gas hob, electric oven, extractor fan and larder fridge. The breakfast bar cleverly houses the gas hob and electric oven. There is ample room to place a dining table in front of the French doors which open onto the back garden.

Returning to the lounge, a door leads into the Storage/Craft Room. This is a versatile room which offers multiple options, Dining/Craft/Playroom or Office which is ideal for remote working. From here a door opens into the Utility Room which offers wall and base units, single drainer sink, rear view window and back door leading to the garden.

Heading upstairs, the front facing Principal Bedroom is a generous room with a fitted wardrobe. The ensuite Shower Room offers a walk in shower, pedestal vanity sink, WC and large storage cupboard. Bedroom 2, a double room, is also front facing with a fitted storage closet. Bedroom 3 is a good sized rear facing double room. Completing the upper living is the Family Bathroom presenting bath, over bath shower, pedestal sink and WC.

Externally there are private garden grounds to the front, side and rear of the property bounded by timber fencing. Off street parking is available to the front of the property on a private driveway. The front garden is lawned with a small well stocked border. The rear garden is predominantly laid to lawn with a patio area ideal for outdoor entertaining. There is a range of mature shrubs and other plants. The garage has been partially converted to form the Storage/Craft Room and Utility Room. The space at the front is now a garden storage area being a reduced section of the garage which is accessed via a metal up and over door.

The sale will include all fitted floor coverings, light fittings, window blinds and integrated appliances.



1 CASTLE DRIVE

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band D
EER Band C
Water: Mains
Sewage: Mains
Heating: Mains

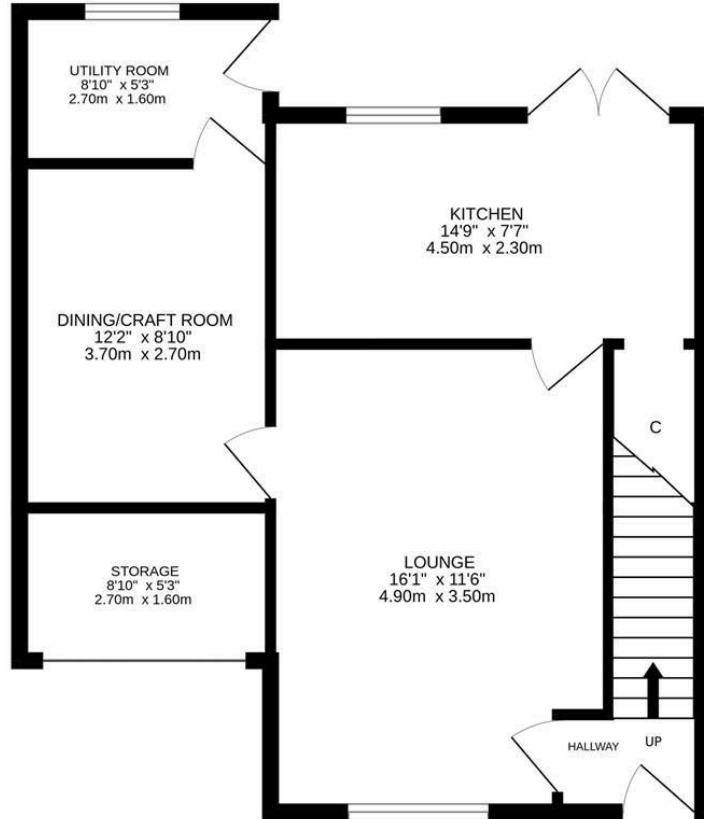
What3words Navigation:///runners.choppers.instructs

The town of Airth offers a degree of local amenities such as a bakery and general stores for some day-to-day grocery needs. It further benefits from a pharmacy as well as a hair salon and a takeaway. Falkirk town centre is approximately 5 miles from the property with excellent shopping and recreational activities. The bustling retail park offers an abundance of retail outlets alongside major supermarkets. There are many recreational walks in the area as well as two of Scotland's most popular tourist attractions, The Kelpies and the Falkirk Wheel. The historic City of Stirling is 8 miles away and offers plentiful amenities including pubs, restaurants, shopping and a cinema. Tourist attractions include the iconic Wallace Monument and Stirling Castle. Airth Primary School is a short walk from Castle Drive; additionally the new Falkirk College campus provides a further education option. For commuting there is local access to the M9 motorway, perfect for those working in Edinburgh, Glasgow, Perth and beyond. In addition, Alloa Train Station is a little over 3 miles from the home, with the ease of reaching Falkirk High Station, providing the fast Edinburgh to Glasgow line, which further enhances the area's commuter credentials.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

