

**BAIRD  
LUMSDEN**

**2 LUXURY NEW DWELLINGS, LOCHS OF AIRTH FARM,  
LETHAM, AIRTH, NEAR FALKIRK, FK2 8QH.**

FIXED PRICE £385,000 (per property).

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## Particulars of Sale

M9 / M876 / M80 1 miles, Larbert 3 miles, Falkirk 5 miles, Stirling 9 miles, Glasgow 27 miles, Edinburgh Airport 25 miles and Edinburgh City Centre 31 miles.

2 SUPERB NEWLY BUILT DETACHED 5 BEDROOM HOMES IN A RURAL SETTING BETWEEN AIRTH AND FALKIRK WITH OUTSTANDING COMMUTER LINKS.



### DIRECTIONS

From Stirling travel on the M9 towards Edinburgh. Leave the M9 at junction 7 onto the M876. Leave the M876 at junction 3. At Bowtrees roundabout turn first left and then first left again. Follow the road directly ahead and leading into the village of Letham. Turn first left onto the single width farm road just as you leave the village and before the road goes uphill. This road leads past the farmhouse to the 2 new build properties.

### SITUATION

Lochs of Airth enjoys an attractive south facing position set within open countryside on the edge of the village of Letham.

Airth Castle is within 0.5 miles of the subjects and is a prestigious hotel with fine dining, bars, spa, gym, pool and leisure facilities.

Falkirk and Stirling are readily accessible to the properties and offer an excellent range of facilities including High Street shops, edge of town retailers, business amenities and sports / leisure facilities.

There is a primary school in the nearby village of Airth and secondary schooling at Larbert High School. Private schooling is available at Beaconhurst in Bridge of Allan and at Dollar Academy in Dollar. One of the collection points for the bus service to Dollar Academy is beside the entrance to Airth Castle.



Edinburgh and Glasgow are within easy reach of the subjects via the M9 / M876 / M80 motorway network which is only 1 mile from the property. Edinburgh and Glasgow airports are readily accessible by road. There is also a rail station at Larbert with frequent Edinburgh and Glasgow services.

The surrounding countryside is ideal for outdoor pursuits with attractive walks and cycle paths, local golf clubs, golf driving range opposite Airth Castle, nearby equestrian facilities, the central Scotland canal network and Falkirk Wheel is easily accessible and The Kelpies / Helix are nearby.

## DESCRIPTION

An ideal opportunity to acquire a luxury newly built detached home in an accessible rural setting. Two new build homes are being constructed within the grounds of Lochs of Airth Farm. The existing farmhouse is owned by the developers and will be extended and up-graded once the new build homes are completed.

The properties are 1.5 storey detached homes of timber kit construction under a traditional slate roof. The external walls are of rendered block in the main with reclaimed stone from the site providing a lovely finish to the front elevations. The walls will be painted white providing a traditional Scottish country house styling with slate roofs and white walls. Each property will have a detached double garage with an electric door built within their garden grounds. The styling of the garage matches the houses. The gardens will be top soiled with paved walkways, gravel driveways, external lights and outside tap in each case. The boundaries will be formed in traditional post and wire fencing.

The internal design is both bright and spacious with the accommodation formed over 2 floors. The centre piece of the property is a most spacious lounge. The dining room connects to the kitchen on an open plan basis and could be used as family room / dining room. A generous budget has been allocated for purchasers to choose their kitchen units, worktops and appliances. Full details of the preferred suppliers are available on request. Also there is a separate utility room with a walk in pantry. The downstairs accommodation is completed with the 5th bedroom and a shower room which is ideal for use as a guest room. On the upper level there are four attractive bedrooms. The master has its own en-suite and the 2nd and 3rd bedroom both connect to a shared en-suite between these two rooms. There is a principal family bathroom as well. Again a generous budget is allocated to equip the bathroom and 3 shower rooms. This would include a choice of suites from preferred suppliers and tiles.

The internal specification for these lovely homes includes solid oak facings, oak veneer doors, an oil fired central heating system, double glazing and neutral magnolia wall finishes throughout. The developers have budgeted for floor tile finishes to the kitchen, utility room, the shower rooms and the bathroom. A security alarm system for each property will complete the internal specification.

This is an outstanding opportunity to acquire a newly built detached luxury family home of much character within easy driving distance of the major towns and cities of Central Scotland.

There is the opportunity to acquire additional land by separate negotiation which will undoubtedly appeal to purchasers with equestrian or rural hobby interests.



## GENERAL INFORMATION

### SERVICES

Oil central heating, mains electricity, mains water and private drainage.

### VIEWING

Strictly by appointment through the selling agents. Contact Baird Lumsden, Monday to Friday between 9.00-5.00.Tel.:01786-833800.

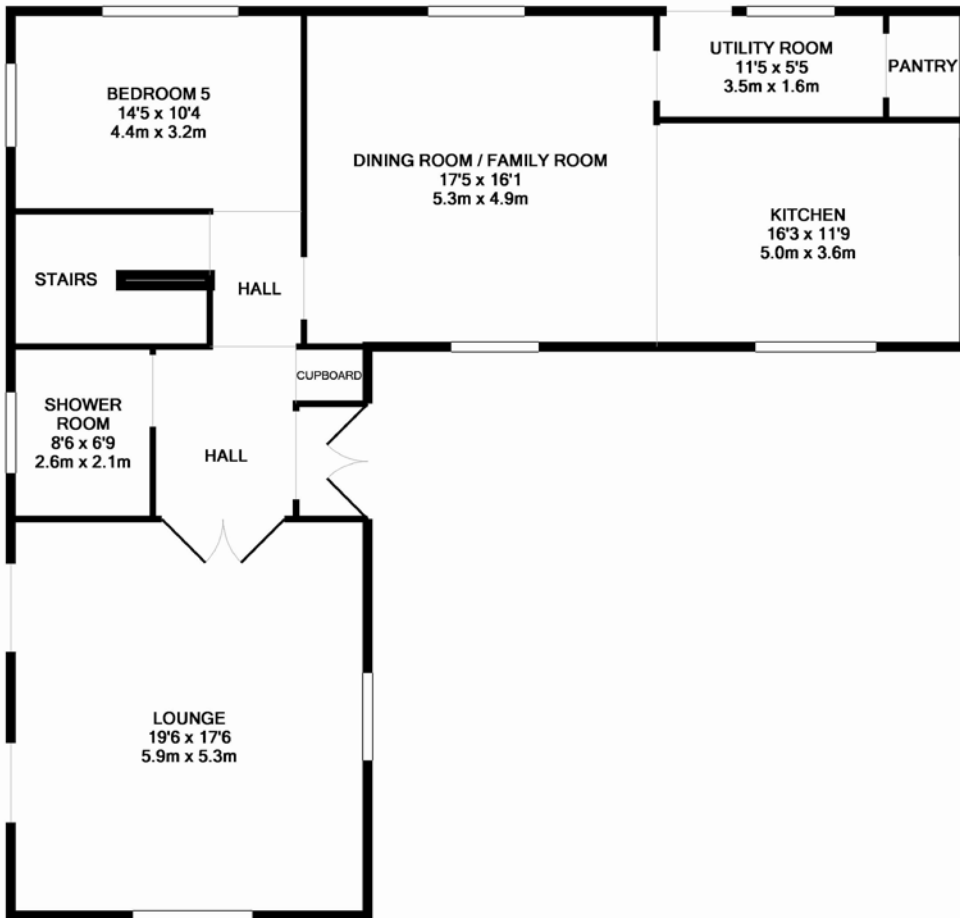
### ROAD MAINTENANCE

The access road maintenance is a quarter share of costs up to the pillar entrance to the development and a one third share of costs from the pillars to the courtyard area.

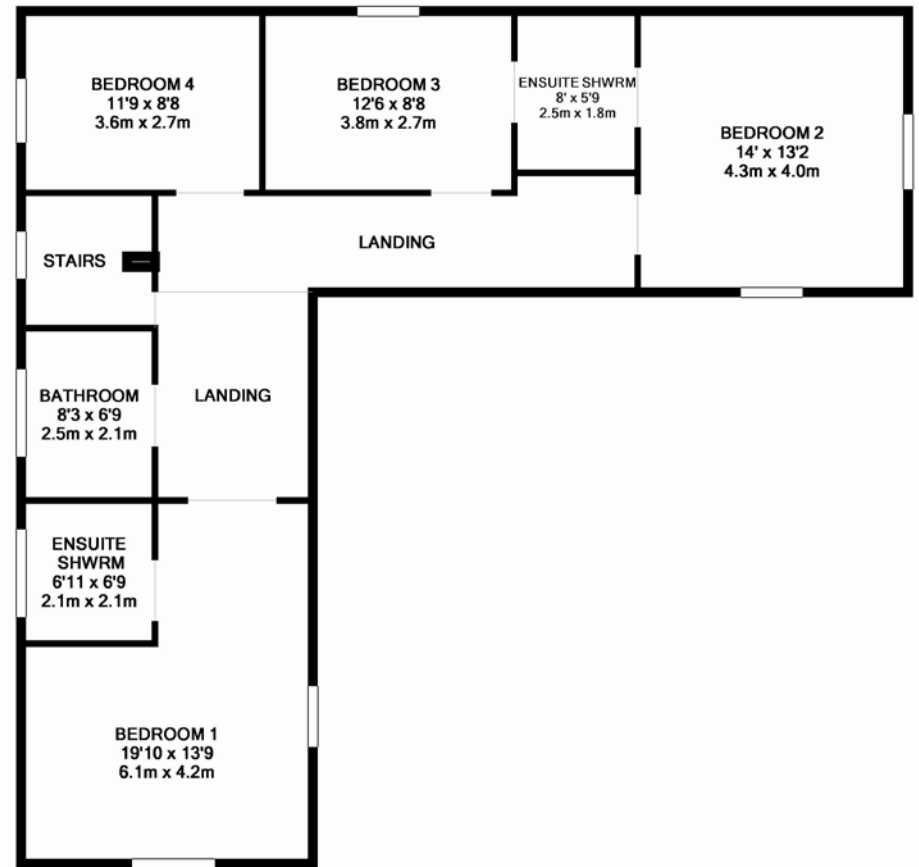
Computer images, photographs and particulars prepared October 2014.

NB – The computer images within this brochure are for illustrative purposes only.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### Selling Agents

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