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Dunmore House Airth, Falkirk, Stirlingshire, FK2 8LS

Offers Over £500,000


NEXTHOME
ESTATE & LETTING AGENTS

About the Area

The property is situated on the South side of the Forth and is ideally placed for accessing Stirling, Glasgow, and Edinburgh. Edinburgh airport is a 25-minute drive and Glasgow approximately 40 minutes. Larbert train station with services to Glasgow and Edinburgh is 5 miles away.

Within the village of Airth, there are a range of amenities including a convenience store, post office, chemist, medical centre, primary school, community hall and golf driving range. Secondary schooling can be found in Larbert and Falkirk. Dollar Academy is also nearby.

There are many walks into the countryside that can be taken from the property, including to the NTS Pineapple, the ruins of Dunmore Park and along the River Forth.



Buying with Next Home

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Property Summary

A rare opportunity to purchase this Georgian former Manse, designed by William Stirling circa 1815. The detached five-bedroom villa with annex is situated in a very sought after location between the villages of Dunmore and Airth, a rural idyll in the heart of the central belt with stunning views across the river Forth.

The property offers versatile accommodation over two floors and has the benefit of a self-contained one bedroom annex which can be adapted to suit the purchasers requirements. It could make an excellent granny flat, staff accommodation or holiday let for additional income potential.

The main accommodation downstairs comprises Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Kitchen/Breakfast room with pantry, Lounge, Utility Room, W.C, fifth bedroom/study. Upstairs there is the further four double bedrooms, Family bathroom and En-suite Shower Room. Within the annex accommodation there is a Double Bedroom with En-suite and an Open Plan Living Room/Kitchen.



Key Features

- ✓ Traditional Detached 5 Bedroom Georgian Villa
- ✓ Excellent central belt location
- ✓ Magnificent open countryside views over to the Ochils and River Forth
- ✓ High ceilings, open fireplaces and many period features
- ✓ Large private garden grounds extending to approx. 1 acre
- ✓ Self contained one bedroom annex
- ✓ Drawing room, Dining room and Lounge
- ✓ Breakfasting Kitchen with Pantry and separate Utility Room
- ✓ Double Glazing and Gas central heating
- ✓ Large Driveway and Garage. Greenhouse, vegetable plot, mature fruit trees and paddock.









Floorplans



Property Room Sizes

Entrance Vestibule

2.01m x 1.75m (6'7" x 5'9")

Reception Hall

6.20m x 2.51m (20'4" x 8'3")

W.C.

1.68m x 1.52m (5'5" x 5'0")

Drawing Room

6.22m x 4.67m (20'5" x 15'4")

Dining Room

4.80m x 4.06m (15'9" x 13'4")

Lounge

4.52m x 4.52m (14'10" x 14'10")

Kitchen/Breakfast Room

4.62m x 3.94m (15'2" x 12'11")

Utility Room

3.02m x 2.08m (9'11" x 6'10")

Rear Vestibule

3.33m x 2.21m (10'11" x 7'3")

Landing

2.57m x 2.54m (8'5" x 8'4")

Bedroom

5.38m x 4.75m (17'8" x 15'7")

En-Suite

2.46m x 1.96m (8'1" x 6'5")

Bedroom 2

4.70m x 3.99m (15'5" x 13'1")

Bedroom 3

4.14m x 3.58m (13'7" x 11'9")

Bedroom 4

4.72m x 3.38m (15'6" x 11'1")

Bedroom 5/Study

3.35m x 2.49m (11'0" x 8'2")

Bathroom

1.93m x 1.91m (6'4" x 6'3")

Annex Living Room/Kitchen

4.39m x 3.63m (14'5" x 11'11")

Annex Bedroom

3.18m x 3.02m (10'5" x 9'11")

Annex En-Suite

3.18m x 1.24m (10'5" x 4'1")

External

Externally there is beautiful landscape South facing gardens to the rear and to the front of the property ample parking in the large driveway. The property benefits from a large greenhouse with established vegetable beds, mature fruit trees and a paddock providing plenty opportunity for a self-sufficient lifestyle. Viewing is recommended to appreciate what this property has to offer.



PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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