





Viewing

By appointment please through
Clyde Property Falkirk

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Price Offers Over £595,000

EER Rating Band C

Property Ref WR3146

Outstanding luxury detached villa located within exclusive Airth Castle Estate. Forming part of this prestigious development by renowned developers Manor Kingdom, the subjects are situated amidst properties of a similar calibre. The property is set within an extensive fully enclosed landscaped gardens. The walled and electric gated front garden has a large block paved driveway and turning area. The driveway allows access to both a double and adjoining, single sized integral garages. The enchanting rear gardens offer exceptional privacy and provide large patio and decking area ideal for entertaining, lawns and a selection of shrubs.

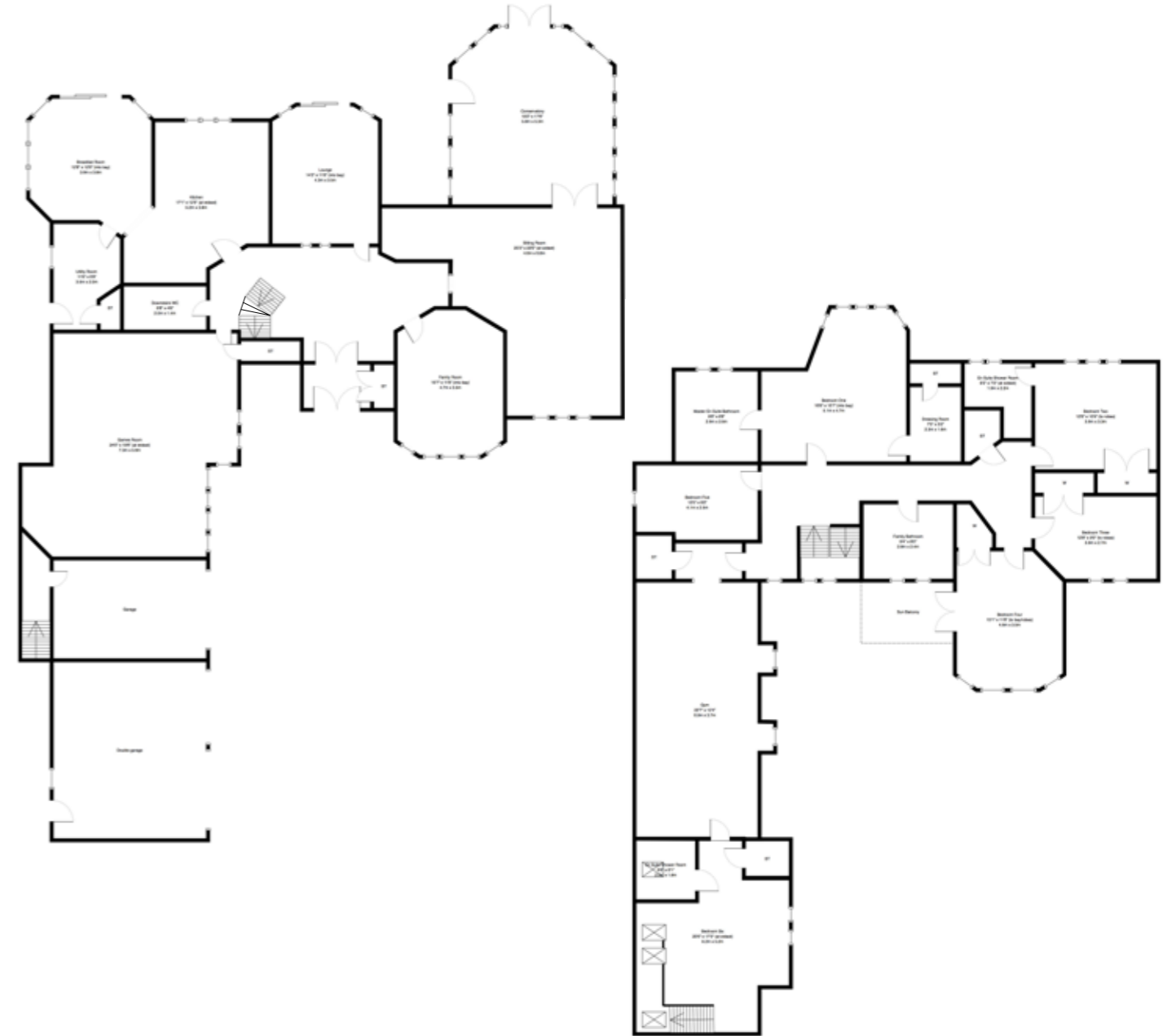
Constructed to exacting standards circa 2000, the property incorporates many stylish and thoughtful design features in addition to bespoke fittings. Access to the property is through an entrance vestibule with cloaks cupboard off leading thereon to the magnificent reception hallway which has a particularly impressive oak staircase. The principal public rooms include a super sitting room with focal point fireplace and a small split-level timber dance floor. Both the comfortable lounge and family room have bay windows whilst the lounge also enjoys access via patio doors to the gardens. Note is also drawn to the overall size of the large games/hobbies room which is complete with a bar. The upstairs gym extends to in excess of twenty seven feet and would suit a variety of purposes as required. The super kitchen is a particularly bright apartment with feature Velux roof lights and access to a charming breakfast room which has a feature vaulted ceiling and has patio doors to the gardens. The lower accommodation is completed by a remarkably large conservatory which takes full advantage of the views and privacy afforded by the gardens.

On the upper level there are six bedrooms, three of which have en-suite shower rooms. The wonderful master bedroom has a bay window, walk-in dressing room and generously sized refitted en-suite bathroom with separate shower. Bedroom four is also worthy of note enjoying access to a delightful sun balcony.

The upstairs gym and adjoining bedroom six with en-suite shower room provide a semi self-contained flat which offers ideal accommodation for teenage, granny or au-pair purposes. A separate staircase leads from bedroom six to the single garage therefore allowing separate private access to the house. The accommodation is completed by a large utility room and downstairs WC. Amongst the many practical features are gas heating, double-glazing, alarm system and excellent fitted storage. Offering in excess of circa 3,500 square feet of living accommodation, properties of this size are rarely available on the open market. Viewing at the earliest opportunity is highly recommended in order to avoid disappointment.





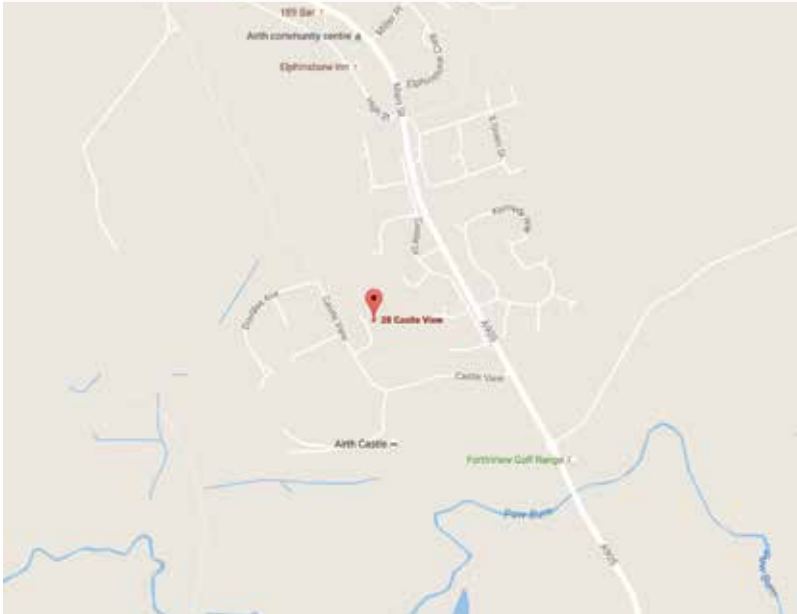


PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material





28 Castle View, Airth FK2 8GE



Location

The historic conservation village of Airth provides local convenience shopping and village primary school. Airth enjoys an enviable position situated between the major town of Falkirk and city of Stirling. The nearby village of Larbert in conjunction with Stirling and Falkirk provide a more extensive range of amenities including main line rail links to the cities of Edinburgh and Glasgow. Airth Castle Hotel, a short walk away, provides both spa and dining facilities close to hand. Airth proves particularly popular with commuters seeking access via the surrounding arterial road and motorway and Kincardine Bridge network for those seeking access to many central Scottish centres of business including Edinburgh, Grangemouth, Fife, Falkirk, Stirling and Glasgow.



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