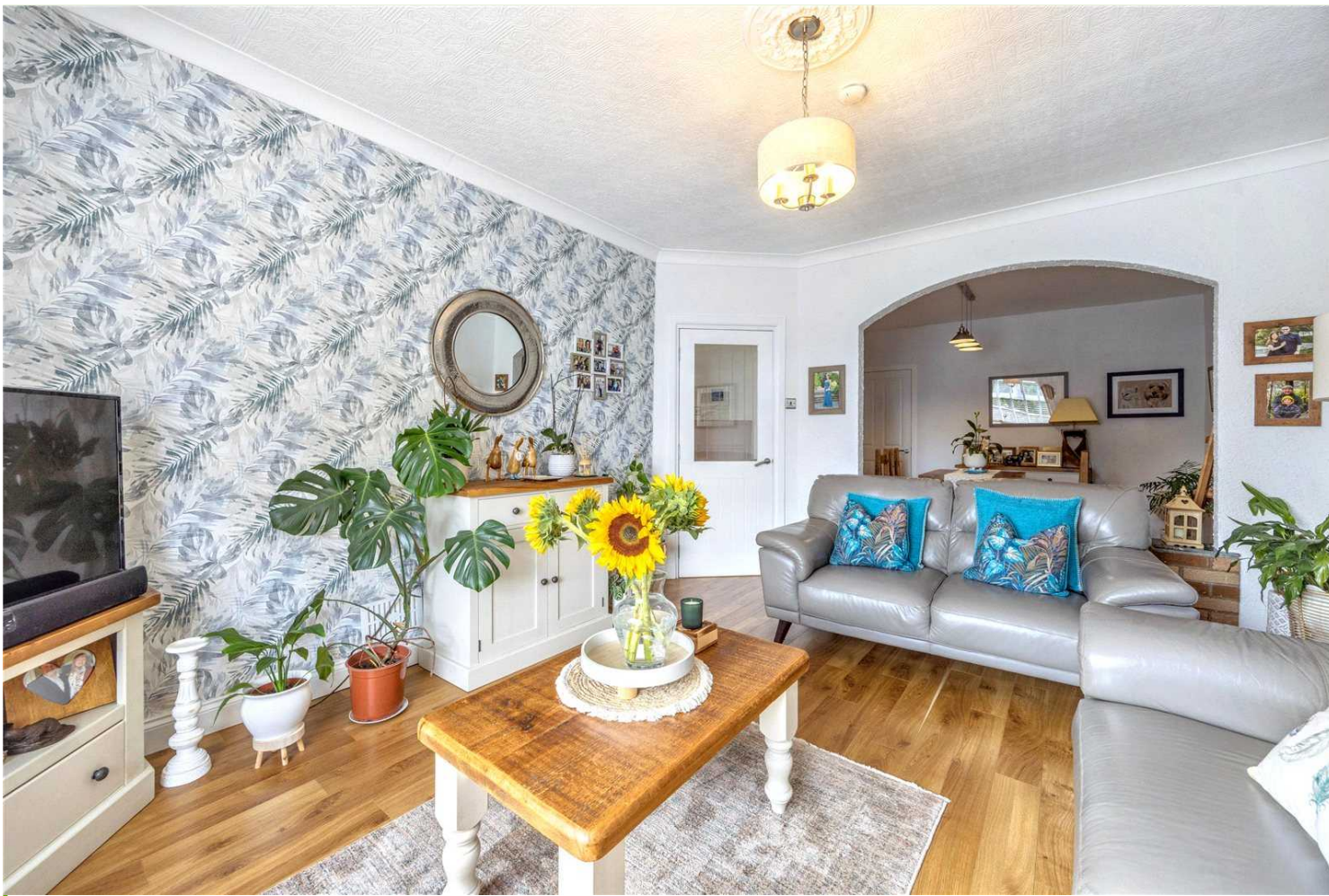
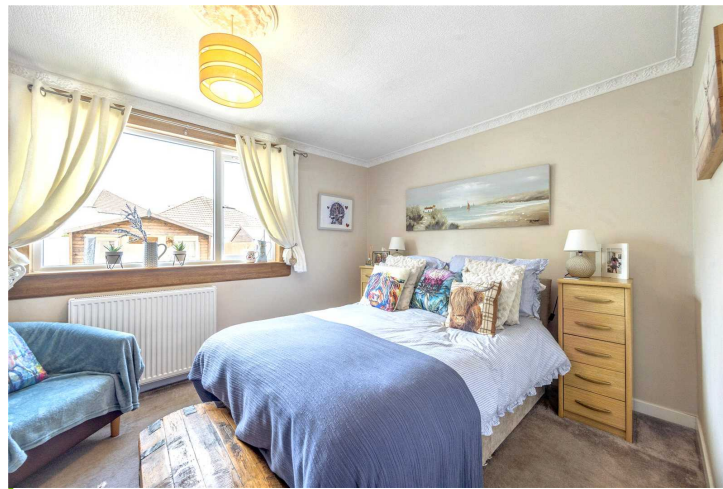




Netherby Road, Airth, Falkirk,
Stirlingshire, FK2

Offers Over: £215,000

Tenure: Freehold



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Netherby Road, Airth, Falkirk, Stirlingshire, FK2
Offers Over: £215,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

Our View: A charming and well-proportioned traditional semi-detached bungalow, ideally situated within the popular village of Airth. Offering comfortable single-level accommodation, generous outdoor space and excellent potential for a variety of buyers, this appealing home combines traditional character with practical modern living.

Description

This attractive traditional semi-detached bungalow offers well-proportioned accommodation arranged conveniently over a single level, making it an excellent choice for a range of buyers including first-time purchasers, downsizers, couples or those looking for a property with manageable accommodation and generous gardens. The property is approached via a substantial driveway, providing excellent off-street parking and access to the front entrance. The enclosed front garden is predominantly chipped and complemented by a variety of established shrubs and planting, creating an attractive and low-maintenance approach. Composite fencing provides a smart enclosed boundary and enhances privacy. Internally, the property begins with a welcoming hallway which provides access to the principal accommodation and offers a practical introduction to the home. The bright and comfortable lounge provides an inviting everyday living space, while the open-plan dining room creates a versatile area for formal dining, entertaining or relaxing and provides a pleasant flow through the accommodation. The kitchen is well positioned and offers a practical arrangement of fitted units and workspace, providing a functional area for everyday cooking and meal preparation. There are two well-proportioned bedrooms, offering flexibility for a couple, small family, guest accommodation or home-working requirements. The shower room provides a handy suite and completes the internal accommodation.

One of the property's standout features is the

generous rear garden. Enjoying a sunny aspect, the garden provides an excellent outdoor environment for relaxing, entertaining and gardening. The grounds feature extensive chipped areas, established planting and attractive shrubbery, creating a pleasant and relatively low-maintenance outdoor space while still offering plenty of room for seating and enjoying the garden during the warmer months. A particularly useful addition is the large garden room, which benefits from power and provides valuable additional space. This versatile building could be used as a home office, hobby room, studio, gym, workshop or simply for additional garden storage, depending on the new owner's requirements. Overall, this appealing bungalow combines comfortable single-level living with generous private gardens, ample parking and excellent additional outdoor space, all within the desirable village setting of Airth.

Front External

Large driveway providing excellent off-street parking, complemented by an attractive chipped front garden with established shrubbery and planting. Composite fencing provides an enclosed and private frontage.

Lounge

A comfortable and inviting principal reception room, offering ample space for a range of furniture and providing an ideal setting for relaxing and entertaining.

Dining Room

A versatile open-plan dining area providing excellent space for a dining table and chairs, with the layout creating a natural connection between the living and dining areas.

Kitchen

Attractive fitted kitchen with a range of units and worktop space, providing a functional environment for cooking and everyday meal preparation.

Shower Room

Modern shower room fitted with a shower cubicle, WC and wash hand basin providing facilities for everyday convenience.

Bedroom 1

Spacious principal bedroom offering comfortable space for a double bed and associated bedroom furniture.

Bedroom 2

Another good sized double with plenty of space and light.

Rear Garden

A generous, sunny rear garden offering excellent outdoor space, with extensive chipped areas, established shrubbery and planting. The garden provides plenty of room for outdoor seating, entertaining and enjoying the sunshine.

Garden Room



For full EPC please contact the branch.

Large and highly versatile garden room with power, offering excellent additional accommodation for use as a home office, studio, hobby room, gym, workshop or storage area.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

