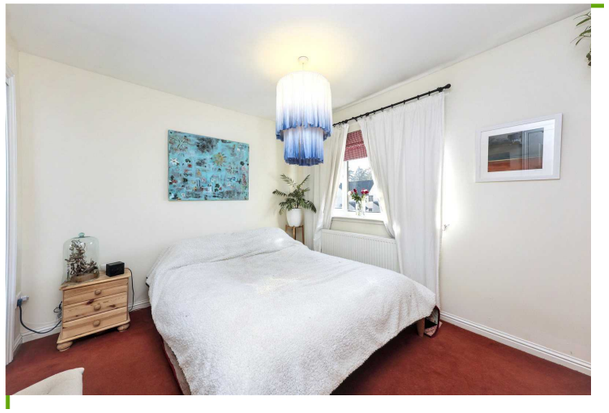


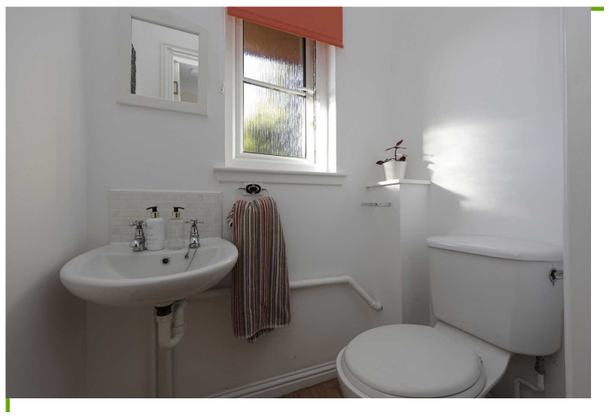


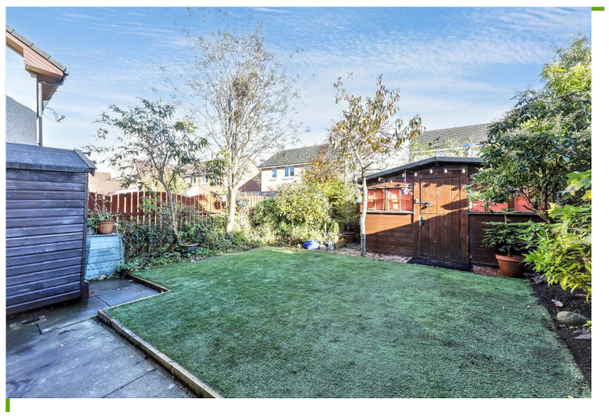












Kennedy Way, Airth, Falkirk,
Stirlingshire, FK2

Offers Over: £180,000

Tenure: Freehold

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The Property Ombudsman

Kennedy Way, Airth, Falkirk, Stirlingshire, FK2

Offers Over: £180,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C

Run -don't walk!,- this lovely , semi-detached villa merits early viewing. Ideally suited for young or growing families and located in this small, popular development,centrally positioned to take full advantage of local amenities, schooling and the excellent transport links the village of Airth has to offer .High demand is anticipated. Arrange to view today - don't miss out !

Description
A delightful and well-presented two-bedroom semi-detached villa, offering generously proportioned and comfortable accommodation arranged over two levels. Ideally suited to modern living, this attractive home combines a practical layout with inviting living spaces, including a spacious lounge, open-plan dining kitchen and the added convenience of a ground-floor cloakroom/WC. Further benefits include gardens to both the front and rear, a private driveway and a particularly appealing south/south-easterly aspect to the rear garden.

The property is entered via an entrance vestibule, creating a welcoming first impression and providing access to the main living accommodation. The spacious lounge offers an excellent area for relaxation, with ample room for a range of furniture and a natural flow through to the open-plan dining kitchen. This creates a sociable arrangement, equally suited to everyday living and entertaining, with the dining area providing space for a family table and chairs.

The open-plan dining kitchen is a particularly practical feature of the home, offering a well-defined cooking and dining space. A door provides direct access to the rear garden, allowing the outside space to be easily enjoyed during the warmer months. The ground floor is further complemented by a useful cloakroom/WC, adding convenience to the overall layout.

The upper floor accommodates two well-proportioned bedrooms, offering comfortable sleeping accommodation and flexibility for additional furnishings or alternative uses, such as a home office or dressing room. A family bathroom completes the first-floor layout.

Externally, the property enjoys gardens to both the front and rear. The rear garden benefits from a desirable south/south-easterly aspect, providing an attractive outdoor setting for relaxing, outdoor dining and entertaining. The front garden adds to the property's overall appeal, while the private driveway provides valuable off-street parking.

Overall, this is an appealing home offering a combination of comfortable accommodation, a sociable kitchen and dining arrangement, useful ground-floor facilities and attractive outdoor space.

Location
The conservation village of Airth is ideally situated for commuting to Edinburgh and Glasgow via the M9/M876 motorways. Travel to Falkirk town centre and Stirling city centre is approx. 10 minutes by car and there is public transport and attractive local path networks. Village amenities include such as Primary School, GP Practice, Pharmacy, Local Shops, Playgrounds, Community Centre, Church and Local Golf Driving Range.

Agent's Note
Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.

Lounge
Bright and comfortable lounge offering an inviting space for relaxing and entertaining, with ample room for a variety of furnishings.

Kitchen
Well-proportioned kitchen offering practical worktop space and room for everyday cooking and dining, with access to the rear garden.

WC
Conveniently located ground floor cloakroom comprising WC and wash hand basin.

Bedroom 1
Well-proportioned double bedroom offering a comfortable and relaxing retreat, with space for bedroom furnishings.

Bedroom 2
Versatile second bedroom, ideal for use as a guest bedroom, children's room or home office.

Bathroom
Family bathroom comprising bath, wash hand basin and WC, conveniently serving both bedrooms.


For full EPC please contact the branch.

Rear Garden
Externally, the property benefits from private garden grounds, providing an ideal outdoor space for relaxing, entertaining or enjoying the warmer months. The rear garden is conveniently accessed from the kitchen, offering excellent potential to create an attractive outdoor seating area.

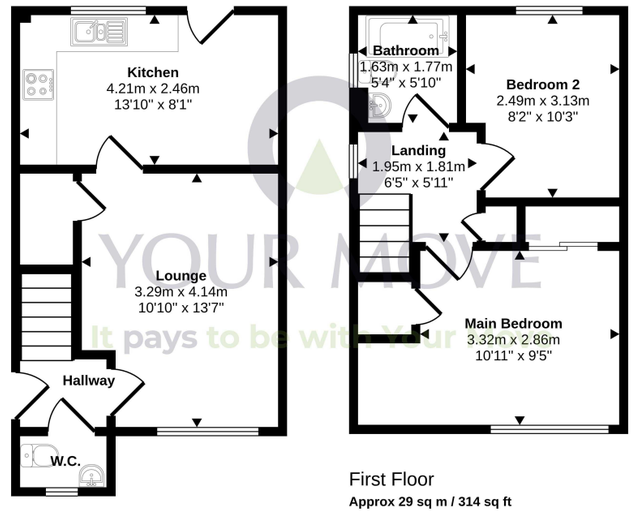
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All Measurements
All Measurements are Approximate.

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.

Approx Gross Internal Area
59 sq m / 637 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft

First Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.