



FOR SALE  
at alexander taylor  
The Property Boutique  
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Ure Crescent  
Bonnybridge FK4 1NB

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Alexander Taylor is delighted to bring to the open market this super, larger sized three-bedroom mid terraced villa. The subjects are set with the ever-popular village of Bonnybridge. Local shopping by way of a Tesco Extra, Co-op, Greggs, and a great mix of independent retailers, give way to a great village feel. Should commuting be at the top of your list, you can access the M876 within minutes which gives way to Glasgow, Stirling, and Edinburgh. EPR: D

The accommodation comprises of a generous entrance hallway which gives way to the lounge, the dining kitchen, and the bathroom. The stairs to the upper accommodation are also off the hallway.

The lounge is spacious and comes complete with a large picture window which overlooks the front gardens. The dining kitchen is fitted with a good range of base and wall units. There is ample space for a dining suite within this room. The appliances that will form part of the sale are a single electric Oven, a four-burner gas hob and extractor. The free-standing fridge freezer and free-standing washing machine will also form part of the sale, however, are sold as seen. Access to the rear gardens is off the kitchen.

The family bathroom is on the ground floor. This room is fitted with a white three-piece suite to include an overhead electric shower.

The upper accommodation comprises of a generous sized master bedroom. Bedroom two is also a spacious double bedroom, the white wooden drawers and wardrobe, within this room will form part of the sale. Bedroom three is a smaller sized double bedroom and the wardrobe and chest of drawers will be included within the sale.



On a more practical level, the window to the lounge and the front door have been replaced with UPVC units, with the front door also having a glazed side panel. The roof was fully re-placed to include the timbers, and new UPVC gutters were fitted. The heating is supplied by gas. Storage can be found within the lower hallway and the upper hallway and loft.

Externally the front gardens are a mix of chips, mature flowering plants and shrubs. The front gardens are fully enclosed. The rear gardens are relatively maintenance free due to the lawn area having been upgraded to "Astro Turf". There is a patio area to the rear, to catch the evening sun and a further patio area at the house. The rear gardens are of a south aspect.

This is a super home and one we expect will have a high level of interest.

Items included within the sale:

- All Flooring
- All Window Blinds
- All Light Fittings
- Single electric Oven
- Four Burner Gas Hob
- Extractor
- Free standing Fridge Freezer (sold as seen)
- Free standing Washing Machine (sold as seen)
- Tall white drawers to bedroom two
- Wardrobe to bedroom two
- Wardrobe to bedroom three
- Chest of drawers to bedroom three
- Garden Shed

**Lounge**  
13'6" x 12'9"

**Dining Kitchen**  
8'0" x 13'6"

**Bathroom**  
5'2" x 5'10"

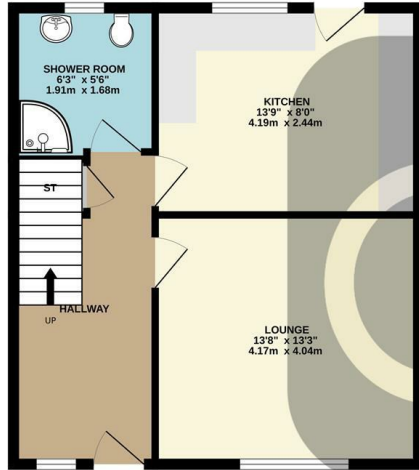
- Large style three bedrooms
- Roof has been replaced to include all timbers and gutters
- Front door has been replaced with a UPVC door and glazed panel
- All appliances will be included within the sale
- Dining kitchen
- Bathroom to ground floor
- South facing rear gardens
- Astro Turf to rear garden
- Council Tax Band: B

**Master Bedroom**  
10'7" x 13'0"

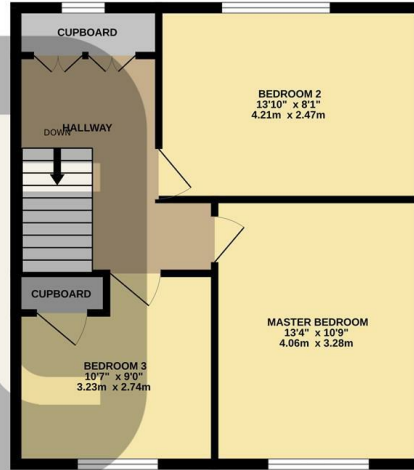
**Bedroom Two**  
8'1" x 13'9"

**Bedroom Three**  
9'0" x 9'9"

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing strictly by appointment with the Agent.



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