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Bonnybridge FK4 1EG

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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 shower room. The stairs to the upper accommodation are also off the hallway.

The lounge is spacious and comes complete with a large picture window. The dining kitchen was replaced in 2009 and 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 an integrated tall fridge freezer, integrated dish washer and an integrated washing machine. You will also find a single stainless steel finish oven and a stainless-steel finish four burner gas hob and a canopy style extractor. Access to the rear gardens is off the kitchen.

The family bathroom has been changed to a shower room, approximately 2010, with a large corner shower, WC and wash hand basin.

The upper accommodation comprises of a generous sized master bedroom. Bedroom two is also a spacious double bedroom, does have a built-in cupboard. Bedroom three is also a double bedroom and benefits from a built-in storage cupboard.

On a more practical level, the boiler was replaced in 2009 and has been serviced yearly. The heating is supplied by gas. The windows are double glazed wooden framed units. Storage can be found within the lower hallway and the upper hallway and loft.



Externally the front gardens have been chipped. The rear gardens are a mix of lawn, barked areas and a small patio. Both garden sheds will form part of the sale. The rear gardens are of a south aspect. There is a patio area to the rear, to catch the evening sun. Parking has been formed to the front gardens.

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
- Integrated Fridge Freezer (sold as seen)
- Integrated Washing Machine (sold as seen)
- Integrated Dish Washer
- Two Garden Sheds

Lounge
13'8" x 13'3"

Dining Kitchen
8'41" x 13'9"

Shower Room
5'6" z 6'3"



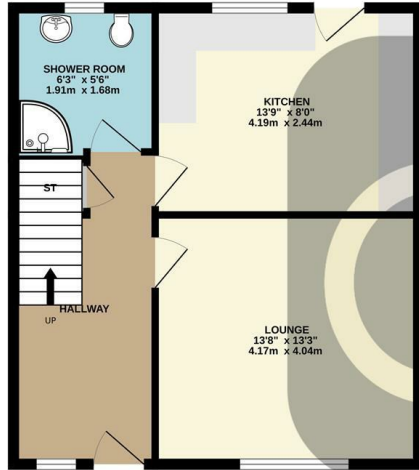
- Large style three bedrooms
- Kitchen was replaced in 2009
- Shower room was replaced in 2010
- Boiler was replaced in 2009
- All appliances will be included within the sale
- Dining kitchen
- South facing rear gardens
- Council Tax band B
- EPR: C

Master Bedroom
10'9" x 13'4"

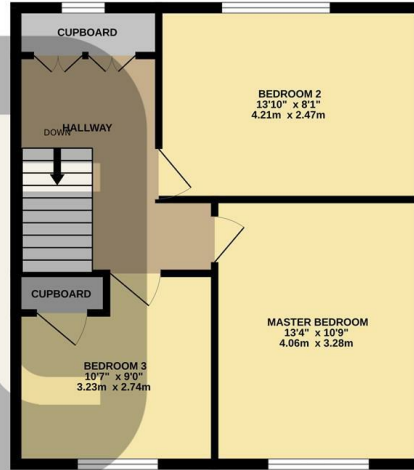
Bedroom Two
8'5" x 14'08"

Bedroom Three
9'38" x 10'07"

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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