



Bonnyvale Place
Bonnybridge FK4 1DG

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Alexander Taylor are delighted to present to the open market this 3 bedroom semi-detached villa situated within a highly desirable estate known locally as Woodlea Gardens.

The subjects are set within a large child friendly cul-de-sac which leads into the Nature Reserve Park. The village of Bonnybridge is close by and offers a good mix of independently owned shops along with a Tesco Extra, dentist etc. Desirable schooling is also within easy reach. Motorway connections to all major towns and cities are within easy reach.





Accommodation comprises; entrance hallway with large store cupboard, WC, a beautiful gloss kitchen with range of wall and base units, contrasting worktops and tiled splashback. The bright & spacious lounge is situated to the rear of the property, has a dining area and French doors leading to the rear garden.

The upper floor hosts the master bedroom with excellent storage, 2 further good sized bedrooms and a new family bathroom with 3-piece white bathroom suite, shower over bath and finished in a modern contrasting tile.

This property backs on to the Nature Reserve and this really is paramount to the desirability and the fact that the rear gardens are of a south/west aspect, great for evening entertaining. Parking is provided by the private monoblock driveway to the side of the property which can accommodate two cars.

Items included in Sale:

All light fittings
All blinds
Integrated oven & hob
Integrated microwave
TV & wall bracket (lounge)

KITCHEN

2.7 x 2.3 (8'10" x 7'7")

LOUNGE/DINER

5.1 x 4.8 (16'9" x 15'9")

WC

MASTER BEDROOM

4.1 x 3.1 (13'5" x 10'2")

- Sought after location
- Set within a child friendly cul-de-sac
- Modern fully-fitted kitchen
- Spacious lounge/dining room to rear
- New Double Glazing
- French doors off lounge
- WC off hallway
- Modern family bathroom
- Large master bedroom with fitted robes
- Private rear garden
- Monoblock driveway
- Excellent motorway connections

BEDROOM 2

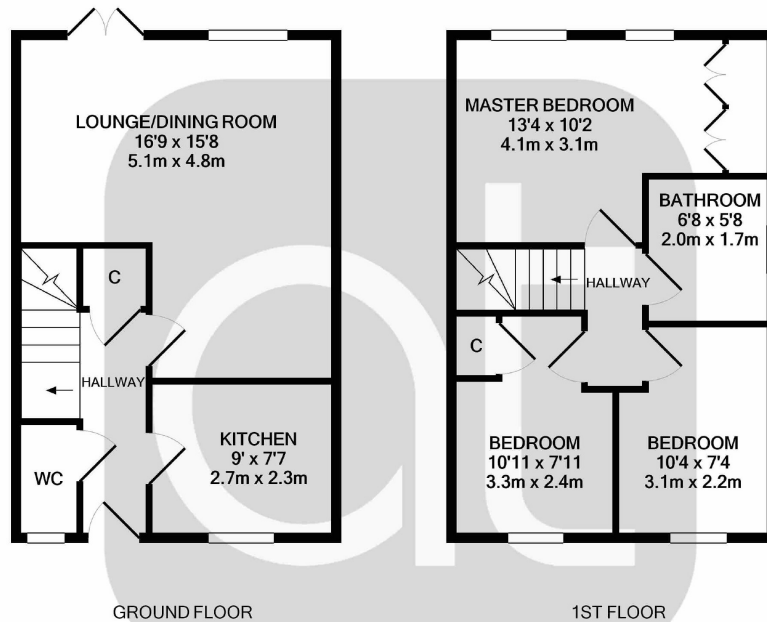
3.3 x 2.4 (10'10" x 7'10")

BEDROOM 3

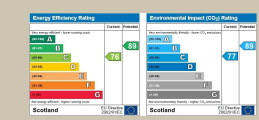
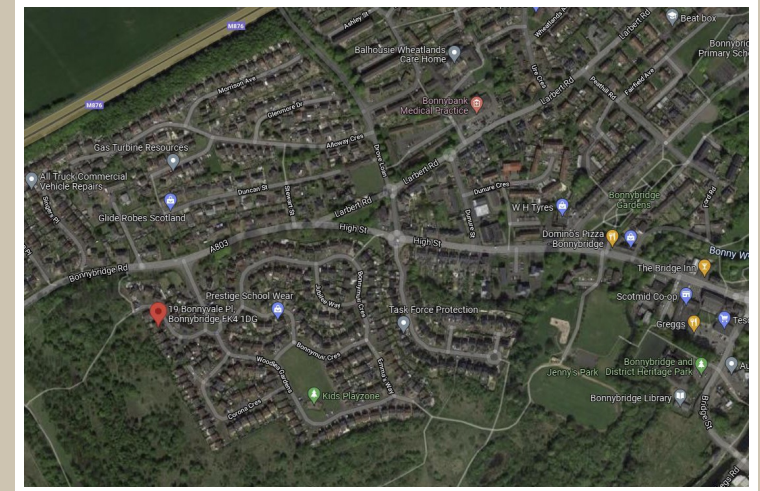
3.1 x 2.2 (10'2" x 7'3")

BATHROOM

2.0 x 1.7 (6'7" x 5'7")



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Nearby schools

- Head of Muir Primary School (0.4 miles)
- Bonnybridge Primary School (0.5 miles)
- St Joseph's RC Primary School (0.8 miles)
- Denny High School (0.8 miles)

Nearby transport

- Larbert (3.0 miles)
- Camelon (3.2 miles)
- Falkirk High (4.3 miles)
- Edinburgh Airport (21.1 miles)
- Glasgow Airport (22.5 miles)

Disclaimer

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



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