



Woodlea Gardens Bonnybridge FK4 1DF 21 Ferniesyde Court, Kinniard Village, Larbert, FK2

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Alexander Taylor are delighted to bring to the open market, this stunning larger style, four bed detached villa, which will come complete with an integrated garage. The subjects are within the highly desirable location of "Woodlea Park", which sits to the west side of Bonnybridge. Set to offer ease of access to all major motorway connections and primary schools. locally the village of Bonnybridge offers a great mix of, some high street names such as "Tesco Extra" "Domino's Pizza" and the famous "Greggs". You will also find some great independent coffee shops, restaurants, chemist and hairdressers. Bonnybridge is a great village where the community is at the heart of this great little village.

The internal accommodation is offered to the market in immaculate condition throughout and is finished to a modern theme. There have been many enhancements carried out which include, the boiler has been replaced, there is a stunning, "Ashley Ann Kitchen", the dining room has been opened into the kitchen, the WC has been refitted and there has been a door installed off the hallway which gives access to the Garage.

The kitchen, sitting, dining room is spacious, mainly due to an alteration that has been carried out to open what was once a separate dining room, into the kitchen space. This has created such an amazing family space and one where this is definitely the heart of this home.

Moving on, the current owners have also re-placed the boiler, giving for a more efficient system.

Let us have a look at what this super home has to offer:

There is a generous hallway which gives way to all main apartments on the ground floor and stairs to the upper floor. Firstly, off the hallway you will find a generous lounge, complete with a feature bay window. The owners retained the double "french Doors" which allow light to flood into this room, via the family/dining area of the kitchen.



The Kitchen has been re-fitted with a top of luxury range from "Ashley Anne Kitchens". The units are, finished in an up to date "Shaker" style, with complementing "Granite" work surfaces. There is also a "Range Master" five ring, griddle and hot plate cooker, which offers cooking by gas and electric. There is also a tall integrated Fridge Freezer and an integrated Dish washer. The utility room offers laundry space for your washing machine and tumble drier.

The family dining area can easily accommodate a family sized dining suite and there are double "French Doors" which lead off to the rear gardens.

Off the hallway you will find the WC, which has been re-fitted and new tiling has been fitted.

The upper accommodation offers a large master bedroom which will come complete with a generous sized en-suite, which has been upgraded and the shower has been fitted with a "Rain Shower". There are double fitted robes, which offer ample storage space to this room. Bedroom two and bedroom three are both generous sized double bedrooms, both with double fitted robes. Bedroom four is a larger sized single bedroom, currently used as a home office.

To conclude the internal accommodation, you will find the family bathroom. This room offers a four piece suite, which consists of a bath, WC, wash hand basin, which is fitted with vanity units and a separate shower cubicle.

On a more practical level there is storage to the ground floor by way of a large cupboard within the hallway and a cupboard under the stairwell. There is additional storage to the upper floor, which is ideal for your linen. There is also a single integral garage and parking for two cars. The windows are all UPVC unts and the heating is provided by a recently installed gas



Items which are included within the sale are:

All flooring All Window Blinds Integrated tall Fridge Freezer Integrated Dish Washer

"Range Master" Gas & electric five ring Cooker

Feature Extractor Feature fire surround and fire Large side Shed.

Lounge 11'11" x 25'11"

Family/Dining/Kitchen 12'7" x 26'10"

Utility Room 4'8" x 8'3"

w c 3'2" x 4'8"

Master Bedroom

11'5" x 13'2"



- Highly sought after location
- Bonnybridge Nature Reserve to Rear
- Ashley Anne Kitchen fitted in 2019
- Boiler re-placed approximately 1.5 years ago
- WC has been re-fitted
- Large Lounge
- Kitchen/Dining/Family Room
- "Range Master" cooker
- Four-piece family bathroom to include free standing shower cubicle
- Fitted robes to all bedrooms.

En-suite

6'0" x 8'7"

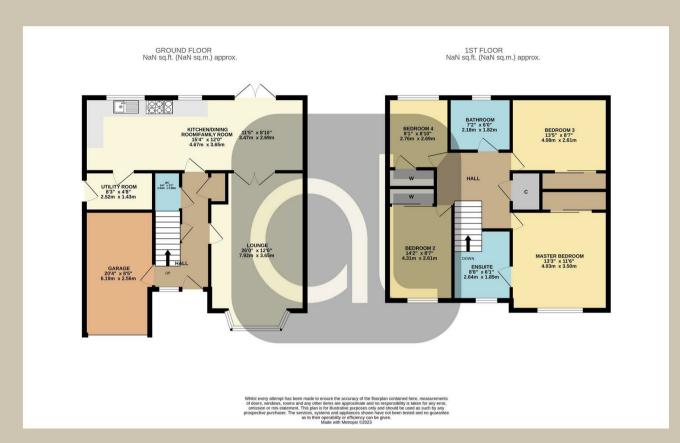
Bedroom Two 8'6" x 14'1"

Bedroom Three 8'6" x 13'4"

Bedroom Four 8'9" x 9'0"

Bathroom

5'11" x 7'1"















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.

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