



Hunter Gardens
Bonnybridge FK4 2BH

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Alexander Taylor is delighted to bring to the open market an immaculate two double bedroom ground floor apartment. The subject is set within a little estate consisting of apartments and houses. Set within the main village of Bonnybridge, which offers all your day-to-day conveniences, such as a Tesco Extra, Co-op, Domino's Pizza, dentist and hairdressers. There are also some great pubs and restaurants close by. If speedy access is required to motorway connections, access to Glasgow, Edinburgh and Perth, is only a short drive away via the M80.

Internally our client has carried out many improvements to the property by way of newly installed UPVC Double Glazing, fitted in 2022. All internal doors have been replaced and all electric radiators have been upgraded with a modern slim line, energy efficient radiator. The décor is fresh, clean and modern, this property is in turnkey condition, throughout.

The internal accommodation comprises of an entrance hallway which gives access to all main rooms except the kitchen which is accessed via the lounge. The lounge is of a generous size with window formation to the front of the property. The kitchen is fitted with a good range of base and wall units. The appliances that will form part of the sale include a tall free-standing fridge freezer, a free-standing washing machine, single electric oven with a stainless-steel finish, a four-burner electric, glass effect hob and a canopy style extractor hood. The master bedroom is of a generous size and benefits from double fitted wardrobes. Bedroom two is also a full double bedroom. The current owners have utilized this room as a home office come dressing room, the free-standing wardrobes can be included within the sale. The family bathroom is fitted with a three-piece white suite with an over the bath shower and a glass shower screen.



There is a security entry system in place.

Externally the grounds which surround this super property are maintained by the current residents within the stairwell. There is garden lawn to the front, lawn and drying area to the rear. Parking is by way of an allocated parking space which forms part of the title to this property and there are more than ample visitors parking spaces.

All in all this is a super starter property, where the new buyer can move right in, with the knowledge that there is nothing to do other than put your own mark on the property.



Items included within the sale are:

- All flooring
- All window blinds
- All window pelmets
- All light fittings
- Tall free-standing fridge freezer (sold as seen)
- Freestanding washing machine (sold as seen)
- Single electric oven
- Four burner electric glass hob
- Canopy style extractor hood
- TV bracket in lounge
- TV bracket to master bedroom

Lounge
16'1" x 10'10"

Kitchen
8'3" x 8'2"

Master Bedroom
11'7" x 9'4"

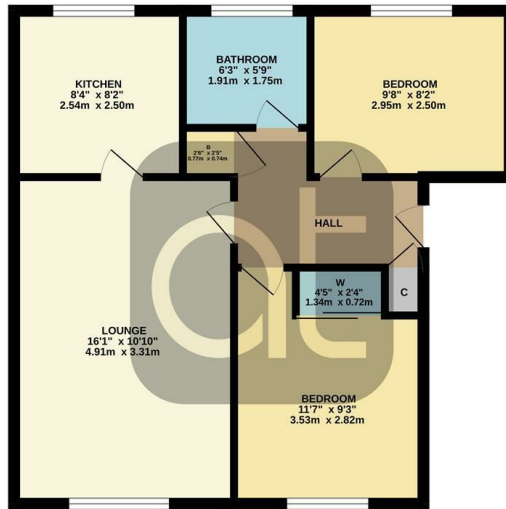


- Excellent condition
- Newly installed (2022) UPVC double glazing
- All internal doors have been replaced
- All electric radiators have been replaced to a slimline model
- All appliances will form part of the sale
- Allocated parking space
- Immaculate condition
- Modern décor
- Communal gardens to the rear
- Council Tax Band: B

Bedroom Two
9'8" x 8'2"

Bathroom
6'3" x 5'8"

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq. ft. (48.9 sq. m.) approx.
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Viewing strictly by appointment with the Agent.



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