



Pearson Place
Bonnybridge FK4 1RD

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This imposing home sits at the head of a small cul-de-sac, where you will find a mix of detached and semi-detached properties. Set to offer the best outdoor space I have seen in a long time. The position is a corner plot and as such the gardens wrap around the house. There are trees to the rear out with the property boundary, however they give this home a great degree of privacy, you would never know that you are in an estate, it is just so peaceful.

Internally you will find room sizes unseen in today's market. You have a large lounge, which is fitted with a feature TV wall, which will accommodate your tv and you also will find a modern, living flame gas fire, all finished with marble effect surround. Access into the lounge is by way of double-glazed doors. The kitchen dining room is an amazing family space which opens into the large conservatory. The current owner opened the, then separate dining room into the kitchen area, giving way to a super space. There is a utility room and WC and access to the rear garden is off the utility room. The garage has been converted into a further fifth bedroom.

The upper accommodation offers a great sized master bedroom complete with fitted robes and en-suite. Bedroom two and bedroom three are both spacious double bedrooms, both with fitted robes.

Bedroom four is a generous sized single bedroom and is currently utilised as a home office. The family bathroom has been re-fitted, with feature fall height wall tiling, shower over the bath, feature illuminated mirror and vanity unit.



On a more practical level. The heating is supplied by gas, all windows are UPVC units. The electric oven was replaced in and around December 22 and all appliances will form part of the sale. All alterations that have been carried out, are supported by building warrants and completion certificates. Storage can be found within the lower hallway and the upper hallway. The loft has been partially floored and there is a "Ramsay Loft Ladder" for ease of access.

Externally you will find a small front garden, a long drive up to the detached 1.5 garage. To the rear there is a large patio area, raised decked area, which has been further enhanced with, Astro turf. There is a large shed, which currently holds a "Hot Tub" (can be purchased out with the sale), but equally would make a great entertaining space. Finally, the 1.5 garage which has an up and over door and a side access door.



Items included within the sale are:

- All Flooring
- All window Blinds
- Pelmet to family area (off kitchen)
- Al curtain Poles
- Two Radiator Covers
- Five ring "Gas on Glass" black Hob
- Feature Extractor
- Electric Oven
- Integrated Dish Washer
- Integrated tall Fridge Freezer
- Free standing Freezer (within garage)
- Please note that all appliances are sold as seen
- TV bracket and TV to lounge
- TV Bracket to Bedroom five (ground floor)
- TV Bracket to Master bedroom

Lounge
11'3" x 14'7"

Dining/Family/Kitchen
9'1" x 20'7"

Conservatory
10'4" x 12'1"

Utility Room
4'6" x 7'1"

W C
2'6" x 4'6"



- Larger sized 4/5 bedroom
- 1.5 Detached Garage
- Large conservatory
- Garage conversion (bedroom 5)
- Super Family/Dining/ Kitchen
- Utility Room
- Bathroom has been re-fitted approximately 2022
- Excellent outdoor space
- Large Garden Shed
- Southwest facing rear gardens

Bedroom Five

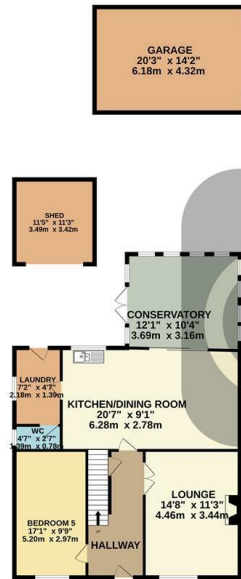
Master Bedroom
11'0" x 12'6"

En-Suite
4'7" x 5'8"

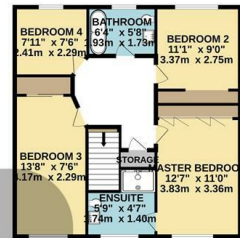
Bedroom Two (Rear)
9'0" x 11'0"

Bedroom Three (front)
7'6" x 13'8"

GROUND FLOOR
1528 sq ft. (142.0 sq m.) approx.



1ST FLOOR
819 sq ft. (76.0 sq m.) approx.



TOTAL FLOOR AREA: 2347 sq ft. (218.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, precision and reliability of any figures are not guaranteed and are subject to the surveyor's report. Made with Metaphor (2023)



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