



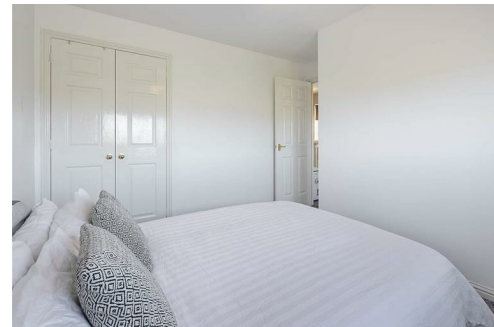
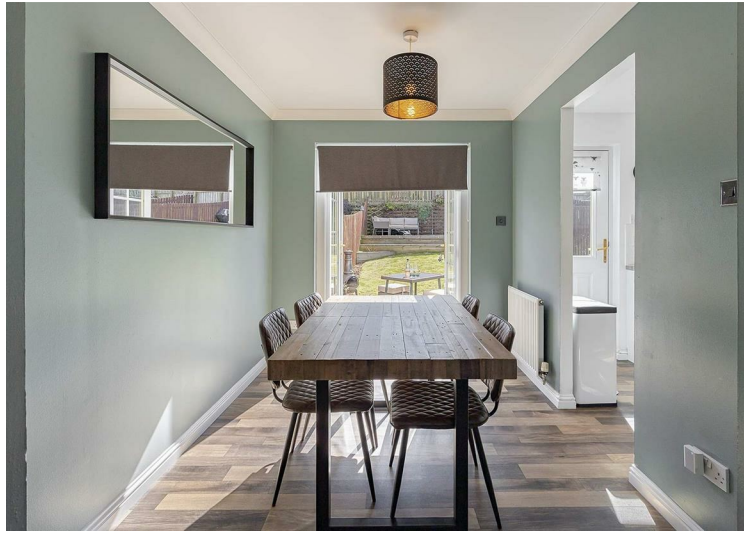
Ardgay Road  
Bonnybridge FK4 2FL

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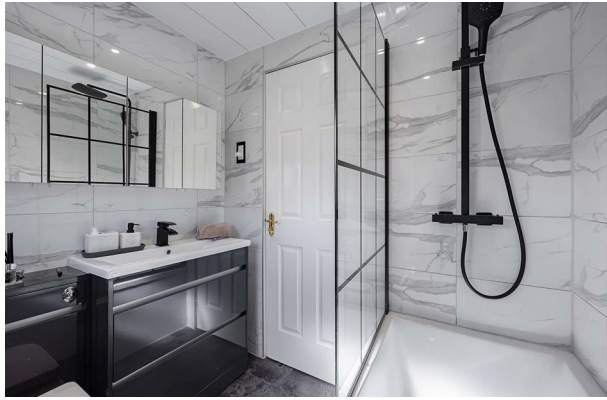
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Alexander Taylor is delighted to bring to the open market, this larger style three-bedroom semi-detached villa. The subjects are set within the ever popular "Greenacres Estate," which was completed by "Bett Homes." Set to offer open outlooks across an open lawn area, which includes a toddler pay park. Close by you will find a convenience store, amazing open country walks and easy access to major motor way links, to Glasgow Edinburgh and Stirling. The village of Bonnybridge offers a great mix of high street names such as a "Tesco Extra" Greggs and "Domino's Pizza, there is also a Co-op. You will also find a great mix of independent retailers offering, coffee shop, dentist, chemist, dog groomer and great restaurants a little further out. Bonnybridge is a very friendly, community, where they have the most amazing "Gala Day," it is just a wonderful place to live.

Internally the property is offered to the market in immaculate condition throughout. The current owners have carried out some upgrades which include a new front door, the kitchen units have been professionally wrapped and bathroom has had the vanity units replaced, new shower door and a new two way "Rain Shower installed" all with a black accent, it is a beautiful finish to this room. The boiler was also replaced in 2018 and has had maintenance check carried out. All new Bluetooth smoke detectors have been fitted, to comply with the latest regulations. The accommodation comprises of a spacious lounge, which is open plan to the dining room, The dining room is semi open to the kitchen. The kitchen appliances that will form part of the sale are integrated electric oven, four burner gas hob, both of which are white to compliment the white kitchen. The microwave and washing machine, will also be included. There are double french doors off the dining room which will give you access to the rear gardens.



To conclude the lower accommodation, you will find the WC which is fitted with a two-piece white suite.

The upper accommodation offers a generous sized Master bedroom, which will come complete with double fitted robes. Bedroom two is also a full-sized double bedroom, which also benefits from double fitted robes. Bedroom three is a generous single bedroom, which is currently used as a home office/music room. Finally, the dream bathroom, it is stunning.

On a more practical basis. The windows are all UPVC double glazed units. The heating is supplied by a combi, system and there is a large storage cupboard within the lounge, the upper hallway and bedroom three.

Externally the front gardens are laid with lawn. The large rear gardens offer a full width patio area, ideal for catching the sunshine. There is also a raised patio area to the top back of the gardens. The garden shed will form part of the sale.

This is a super home and one that we anticipate will create a high interest.



Items included within the sale are:

All Flooring

All window blinds

All light fittings (except Master bedroom side lights)

White electric Oven

Four burner gas hob, finished in white

Extractor Hood

Garden Shed

**Lounge**  
12'10" x 14'7"

**Dining Room**  
7'3" x 8'7"

**Kitchen**  
8'6" x 9'11"

**WC**  
2'5" x 5'7"



- Highly sought after location
- Child friendly estate
- Walking distance to primary school
- Larger style three bed
- Open outlook to front
- UPVC Double Glazing
- "Composite" front door 2020
- Bathroom upgraded approximately 2021
- New boiler installed approximately 2018
- Long driveway

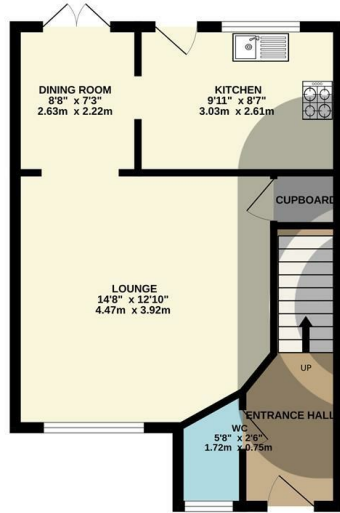
**Master Bedroom**  
8'9" x 11'0"

**Bedroom Two**  
10'11" x 10'3"

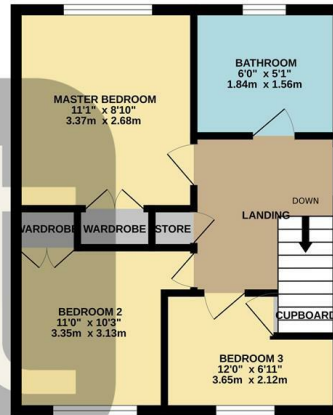
**Bedroom Three**  
6'11" x 11'11"

**Bathroom**  
6'0" x 5'1"

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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