



Lochinvar Place
Bonnybridge FK4 2BL

21 Ferniesyde Court, Kinniard Village, Larbert, FK2
Tel: 01324 811235
info@alexander-taylor.co.uk
<https://www.alexander-taylor.co.uk>



Alexander Taylor is delighted to bring to the open market, this larger style, three-bedroom semi-detached villa. The subjects are set within the village of "Bonnybridge" and are close by to some amazing walks, open countryside and all local amenities. EPR: C

The subjects have just recently been fully redecorated, and finished with a fresh pale grey, paint, throughout. All internal doors have been changed to a modern white door. New carpets have been fitted throughout and all lights will be included within the sale.

The super kitchen is spacious and is fitted with a good range of base and wall units. The appliances that will form part of the sale are, an integrated microwave, for burner "Halogen" Hob, feature, glass and chrome extractor. There is also a brand-new electric oven, which has never been used. There is a utility space for your washing machine. This is the hub of this home. The lounge is spacious, with a good-sized cupboard, perfect for your Hoover etc.



The upper accommodation offers a good-sized master bedroom, with a great range of fitted, robes with drawers and hanging space. Bedroom two is also a full double bedroom. Bedroom three is a larger sized single bedroom, ideal as a home office.

To conclude this super home internally you will find the family bathroom. This room is fitted with a white three-piece suite, to include an over the bath "thermostatic shower" and glass screen. There is also a chrome towel warmer, ideal to keep those towels cosy! And for all your toiletries, there is a vanity unit which holds the wash hand basin.

On a more practical level the heating is supplied by a gas fired system, which has been yearly maintained. The windows were all replaced with a good quality UPVC unit, around 2020. The patio doors and new front door were replaced in 2020. All new fire safety regulations have been installed. The loft is floored.





Externally there is a generous sized front garden which is mainly chipped. There is a long mono block driveway, which gives way to the detached garage. The rear gardens are paved with some mature plants. The rear gardens are of a northwest aspect. We anticipate a high demand for this, home and we would highly recommend, that you contact us in the first instance, to register your interest.

COUNCIL TAX BAND:

ENERGY PERFORMANCE RATING:

Items included within the sale are:

All flooring

All window blinds.

Integrated brand-new electric silver finish Oven.

Four burner Halogen Hob

Feature chrome and glass extractor

Integrated Microwave

Integrated under counter Fridge.

- Sough after location
- Fully redecorated
- All appliances will form part of the sale
- A detached single garage
- Super-sized dining kitchen
- Patio doors to kitchen
- Storage within lounge and master bedroom
- All new windows, doors and patio doors in 2020
- Mono block driveway

Lounge

12'0" x 13'1".124'8"

Kitchen Dining Room

8'1" x 15'6"

Master Bedroom

8'1" x 9'2" (to face of robes)

Bedroom 2

8'2" x 11'5"

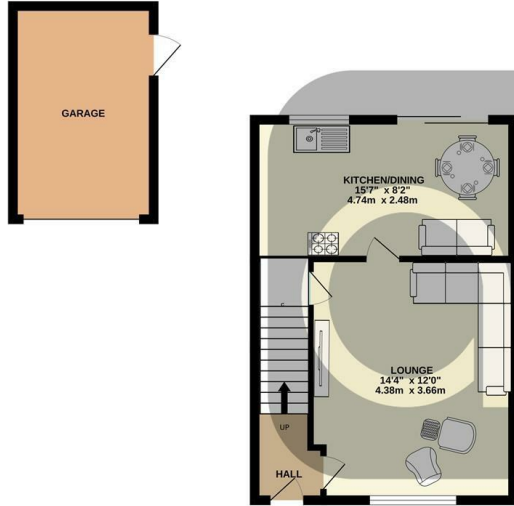
Bedroom 3

6'6" x 6'6"

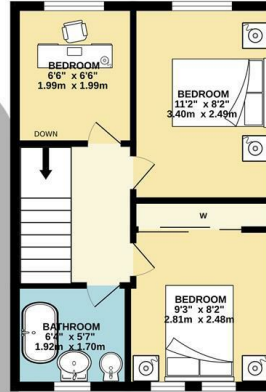
Bathroom

5'6" x 6'3"

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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.
Made with Metropix ©2023



rightmove

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
THEPROPERTYOMBUSMAN.CO.UK

OnTheMarket.com

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.



Estate Agents
alexander taylor
The Property Boutique

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

Tel: 01324 811233

info@alexander-taylor.co.uk

https://www.alexander-taylor.co.uk