



Atrium Way  
Bonnybridge FK4 2DP

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

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Alexander Taylor is delighted to bring to the open market, this outstanding, semi-detached "Bungalow". The subjects are set within the highly desirable "Atrium Way". Set to offer ease of access to all local amenities and only a few minutes' walk, to some stunning countryside, for all you dog walkers out there. Access to the M80, is only also close by and gives you speedy access to Glasgow, Edinburgh and Stirling. EPR: C

The internal accommodation has been carefully looked after and this home is in "Turnkey condition". On offer you will find, a spacious lounge come dining area, breakfasting kitchen, conservatory and two double bedrooms and a newly formed shower room. There are double fitted robes to bedroom two, the free-standing robes to the master bedroom will form part of the sale and there is a good-sized store cupboard within the hallway. Not forgetting you also have the loft for storage.



The owner has over a period, replaced the boiler in 2021. The windows, front door and rear door, and garage door were replaced in 2020 and have the balance of a 15-year guarantee. The conservatory has just been re-built from the base up, along with the windows and doors and will come with a 10 year guarantee. There has also been new insulation fitted to the full under floor of the bungalow, bar allowing for access of the crawl space.

Externally, the rear gardens are tidy and are well maintained. The gardens are mostly paved, for ease of maintenance, however there is a sizable lawn area. The garage when constructed, allowed for a workshop area, hence the length being a sizable 7.4 meters. The garage side door has also been replaced.



This is a super home, which has been cherished and loved and one that we anticipate will create an excellent level of interest.



Two double bedroom semi detached "Bungalow", complete with an extended garage and conservatory to the rear. Immaculate condition and has had many upgrades carried out to include Newly formed shower room, windows and doors, replaced in 2020, conservatory has only just had, upper half replaced to include roof, boiler replaced 2021. This home is a little cracker....

To Pre-register your interest: contact;  
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Items included within the sale are:

All flooring  
All Window Blinds  
All Light Fittings  
Free standing Washing Machine  
Fridge  
Free standing Freezer  
Four ring gas Hob  
Extractor  
Electric Oven  
Freestanding Wardrobe to master bedroom  
Free standing chest of drawers within Master bedroom  
Cabinet in shower room

**Lounge/Dining Room**

10'6" x 15'10"

**Breakfasting Kitchen**

9'3" x 10'10"

**Conservatory**

9'9" x 10'6"

**Master Bedroom**

11'1" x 10'8"



- Highly sought after location
- Immaculate condition
- Spacious lounge
- Breakfasting Kitchen
- Newly fitted shower room
- All appliances are included within the kitchen
- Conservatory
- Council tax band: B
- Close to motorway connections

**Bedroom Two**

8'11" x 7'6"

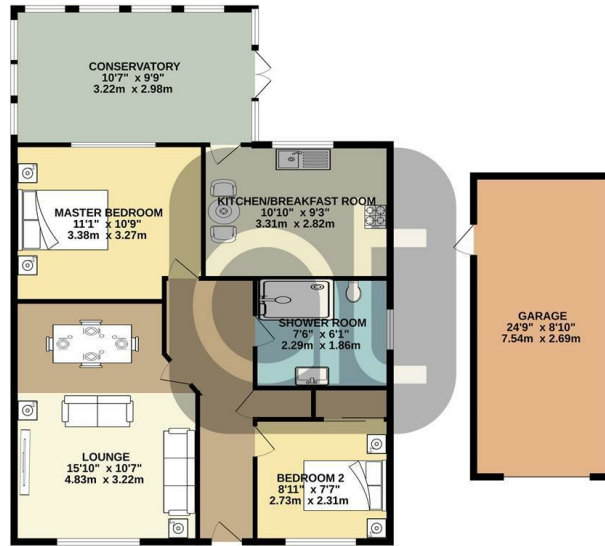
**Shower Room**

6'1" x 7'6"

**Garage**

8'9" x 10'6"

GROUND FLOOR  
1511 sq.ft. (140.3 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.3 sq.m.) approx.  
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