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Bonnybridge FK4 2BE

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Alexander Taylor is delighted to bring to the open market this spacious two double bedroom semi-detached villa complete with a single integrated garage and a double, mono block driveway. The property is set close to offer easy access to Bonnybridge Primary School and St Patricks Primary School. The main village of Bonnybridge offers a good mix of shopping facilities which include, a Tesco Extra, recently opened Nandos, Co-op, dentist, beauty rooms, and Café. Primary schools are close by, and the nominated high school is Denny High School. Motorway connections are easily accessed to Glasgow, Edinburgh, and Perth. EPR: C

The property is offered to the market in immaculate condition throughout and is finished in a modern theme.

The internal accommodation offers an entrance hallway which gives way to the main lounge, WC, and the upper accommodation. The lounge is spacious with window formation to the front. Access to the dining kitchen is off the lounge. The kitchen really is where this house really shines. The size of this room is seldom seen in today's new homes. The kitchen offers a good range of base and wall units. The Oven Hob and Hood will all form part of your purchase. There are appliance spaces for your washing machine and a tall fridge freezer. The dining family area can easily accommodate a family sized dining suite or a smaller dining suit and sofa. There is a walk-in storage cupboard within the kitchen which currently hold the boiler, but will equally accommodate your Hoover, ironing board etc. There are double French Doors giving access to the rear gardens.

The upper accommodation offers, a generous master bedroom which will come complete with a large walk-in wardrobe, the TV bracket to this room will be included within the sale. Bedroom two is also a double bedroom which also benefits from double fitted robes. The family bathroom is fitted with a white three-piece suite and a thermostatic shower over the bath, along with a glass screen.



There are also vanity units, which is ideal to hide away all those, shampoos, toilet rolls etc.

On a more practical level, the heating is supplied by a gas fired system. The boiler has been serviced. The windows and the french doors are UPVC double glazed units. Storage can be found on the ground floor kitchen and the upper hallway where you will find a linen cupboard off the landing area. You also have the loft for additional storage.

Externally, you will find a single garage which has an up and over door and a rear door for ease of access from the kitchen at the rear. The garage is attached to the property and as such could be converted into an additional room, subject to planning consent and building warrant from Falkirk Council. To the front the gardens and driveway have been mono blocked to provide, a full double driveway, which can accommodate two cars. The rear gardens are a mix of patio and lawn.

This is a super starter home and one that we feel will appeal to a first-time buyer or someone downsizing.



Items included within the sale are:

All flooring
All Light fittings
All Window Blinds
Electric single Oven
Four burner Gas Hob
Integrated extractor
TV brackets to, master bedroom,
bedroom two and lounge

Lounge
13'5" x 9'10"

Dining Kitchen
12'12" x 8'11"

Ground Floor WC

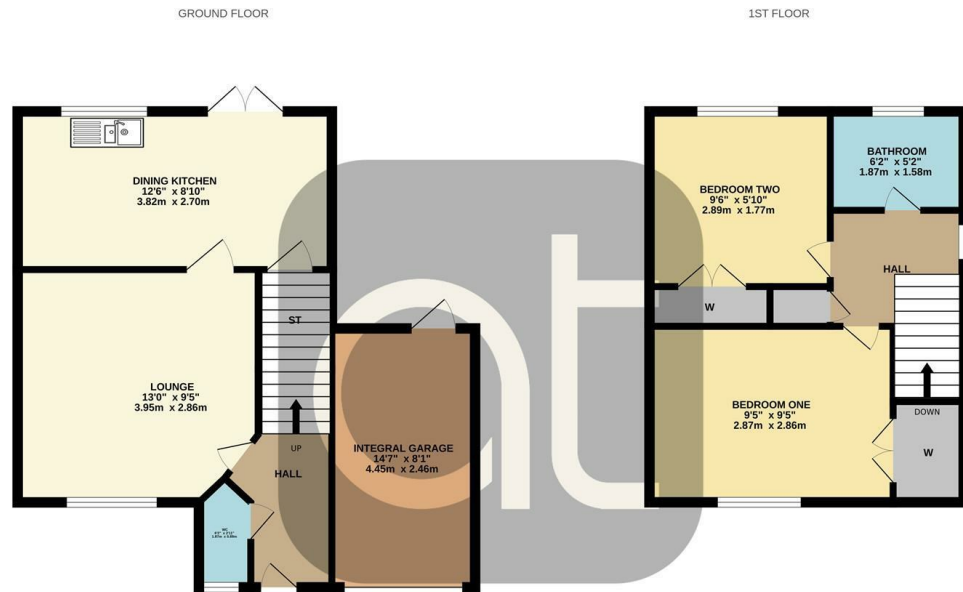


- Gas Central Heating
- UPVC Double Glazing
- Kitchen dining family area
- Two full double bedrooms
- Fitted robes to both bedrooms.
- Good storage throughout
- Double mono-block driveway
- Rear garden is a good size.
- Set within walking distance to children's play park
- Council tax band C

Bedroom One
9'11" x 9'11"

Bedroom Two
9'10" x 5'9"

Bathroom
6'8" x 5'7"



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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Viewing strictly by appointment with the Agent.



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