



FOR SALE

at alexander taylor
The Property Boutique

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Alexander Taylor is delighted to bring to the open market this versatile three/four-bedroom end terraced villa, situated within a quiet cul-de-sac of comparable properties and giving easy access to all local amenities. You are within walking distance to the main village, where you will find a "Tesco Extra," "Co-op," "Domino's Pizza." There are great independent stores such as dog groomers, dentist, chemist and various hair and beauty salons. A little further afield and you will find amazing restaurants,

Should schools be a priority, Bonnybridge Primary School is within walking distance. For dog lovers, there are amazing country walks and parks.

Motorway connections to Glasgow and Edinburgh are close by.

Now let us see what this super home has to offer:

The property is on a corner, which lends itself to having a great sized plot. You have a sizable side garden along with a generous rear garden, which is in two levels. Great space for the kids to enjoy.

The internal accommodation comprises of a generous hallway which gives access to all rooms on the ground floor and stairs to the upper accommodation.

The lounge is situated to the front and benefits from a large picture window, which allows light to flood into this room. The feature fire and surround will form part of the sale. Following on you will find, the stunning Kitchen. The kitchen has been replaced to offer clean cut lines, modern and fresh feel which is what has been achieved. The appliances that will form part of the sale are an integrated, under counter Fridge, Freezer and Dish Washer. There is also a free-standing Washing Machine, Oven Hob, Extractor and a detachable, hose tap. There is also a storage cupboard within this room. Access to the rear gardens is off kitchen. Bedroom four is on the ground floor and is currently used as a super dining room. The current owner has installed seating, which is ideal to accommodate a large family for dinner, great entertainment, room.





The seating will form part of the sale.

The upper accommodation offers a generous master bedroom, which benefits from a front and side window. Bedroom two is also a full double bedroom. The free-standing mirror robes will form part of the sale. Bedroom three is a full double bedroom which is situated to the rear of the property.

To conclude this property internally you will find your own, little piece of heaven, the shower room. This room is stunning. You will find a large corner shower, which has a dual "Rain Shower." There is a vanity unit, which is fitted with a feature, glass sink and WC, its stunning. Heating to this room is by a tall chrome towel warmer, and the lighting is by down lighters.

On a more practical bases, the heating is by a gas fired system. The boiler was replaced in 2022 and will come with the balance of 9 years warranty. The windows were replaced in 2021, with an excellent quality UPVC unit. The front and rear doors were replaced approximately 2018/2019. The loft has been partially floored and for ease of access there is a "Ramsay Loft Ladder", Lighting fitted in the loft. There is also a cellar under the property, which has light and is an excellent additional storage space.

Externally, you will find a generous side garden, which currently holds a "Workshop." 3.56 x 2.25. The rear gardens offer a raised decked area, lawn, and patio area. The rear gardens are of a south aspect, which is ideal for all day sunshine. Parking is by a space to the front of the property.



Item included within the sale are:

- All flooring
- All window blinds
- All Light fittings
- Under Counter integrated Fridge and Freezer
- Integrated Dish Washer
- Free standing Washing Machine
- Fire surround and electric fire to Lounge
- Free standing mirror robes to bedroom two x two (both four doors)
- Garden Workshop
- External security lights

lounge
13'6 x 13'8

Bedroom Four
8'91 x 10'80

Kitchen
8'36 x 13'52

Master Bedroom
12'76 x 13'36



- Larger Style three/ four-bedroom Villa
- Boiler replaced in 2022
- Windows and doors have been replaced
- Kitchen will come complete with all integrated appliances
- All four-bedrooms are double bedrooms
- Large side and rear gardens
- Large, decked area to rear
- Garden workshop
- Council Tax Band: B
- Cellar below property, excellent storage

Bedroom Two
9'22 x 12'74

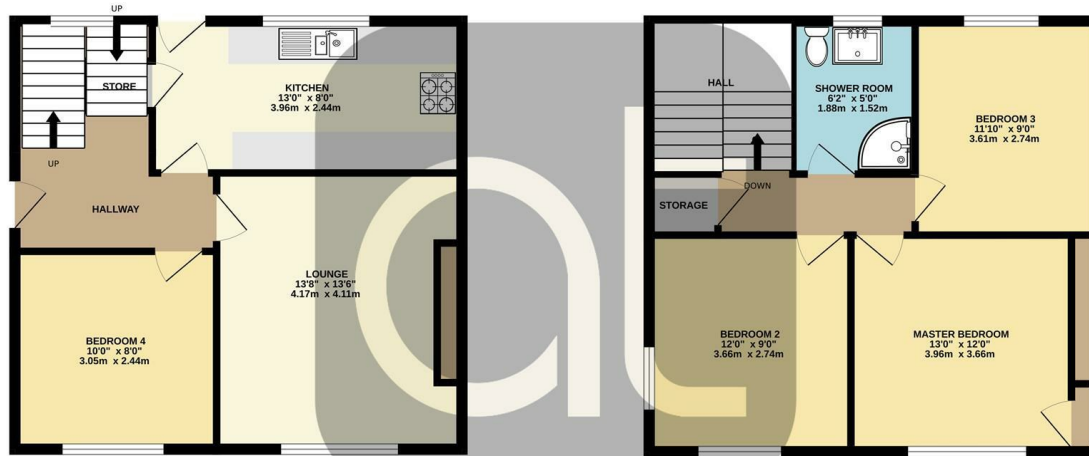
Bedroom Three
9'92 11'10

Shower Room
5'80 x 6'02

Workshop
7'4" x 14'11"

GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 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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Viewing strictly by appointment with the Agent.



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