



Foxdale Place
Bonnybridge FK4 2FB

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Alexander Taylor is delighted to bring to the open market this outstanding, five-bedroom detached villa, set within the ever-popular estate known locally as "Greenacres" and was, completed by Barratt Homes and are known as "The Ascot" house type. The Ascot is a five bedroom, two ensuite, two public rooms, detached villa, with unique features, it is a very imposing home, one which stands out within its location. EPR: C

This estate is set close to the local primary schools and for those needing speedy access to major motorway networks, to Glasgow, Stirling, and Edinburgh, the M876 is easy to access and is close by.

The village of Bonnybridge, offers a great community and has still retained that village feeling. There is a great mix of shops by way of Tesco Extra, Co-op, and Domino's Pizza. You will also find great restaurants close by. There are great walks, country parks on offer if you love walking, running or have dogs. A little further afield and you will find the world renowned "Falkirk Wheel," which offers great days out for the kids.

We should bring to your attention that our client over a period, had made many enhancements to the property which include: a stunning cream high gloss kitchen which will include all appliances. The layout of the kitchen/dining room has been opened into the utility room, making for a great space for entertaining. The garage is converted and is currently a home gym, but could easily be a further bedroom, or a larger home office, for those that may run a business from home. There has been a conservatory added to the area off the family/dining area of the kitchen. To the upper floor, what would have been bedroom five, has been closed off and opened into the master bedroom making for a good-sized dressing room. The primary en-suite has been fully refitted, to provide a new bath, with an over the bath "Thermostatic Rain shower," vanity unit and tall chrome radiator.





The en-suite to bedroom two has had the full shower enclosure replaced along with "Wet Wall", fitted to the shower enclosure and the vanity area.

The gutters, fascia boards and the driveway have all just recently been cleaned.

All work that has been conducted, has been approved, building warrants issued and have planning consent in place.

This is a true family home where you will find all bedrooms are double bedrooms, your two en-suites and main family bathroom, which is now a shower room which is ideal for a growing family. The living accommodation again caters for a growing family, which allows the adults and children to have their own space and privacy.

Externally there is a mature front garden, which is lawn with colourful planting, shrubs, and trees. The rear gardens are private, by way of having no properties to the rear. For our sun worshippers, the rear gardens are of a south aspect. Parking is by a double mono block driveway.

This is a super true family home and one we expect to have a high interest in, and we would highly recommend viewing, to appreciate all that is on offer.



Items included within the sale are:

- All flooring
- All Window blinds (newly fitted a few months ago)
- All Curtain Poles
- All curtains except Lounge, Dining Master bedroom
- Range Cooker with a seven ring Gas Hob
- Extractor Hood
- Free standing American Fridge Freezer (with water connection)
- Integrated Dish Washer
- Free standing Washing Machine (sold as seen)
- TV bracket to bedroom three
- Illuminated mirrors to E-suite and Bathroom

Lounge
10 x 17

Dining room
8 x 11

Kitchen/Dining/Bar
14 x 17

Bedroom 5/gym/family room
7 x 17

W C
5'0" x 8'2"



- Bedroom 3: 2.44m x 4.88m
- Bedroom 4: 2.44m x 3.35m
- Bathroom: 1.83m x 2.13m
- Conservatory: 2.74m x 3.05m
- Boiler was re-placed 2008/2009
- All building warrants are in place

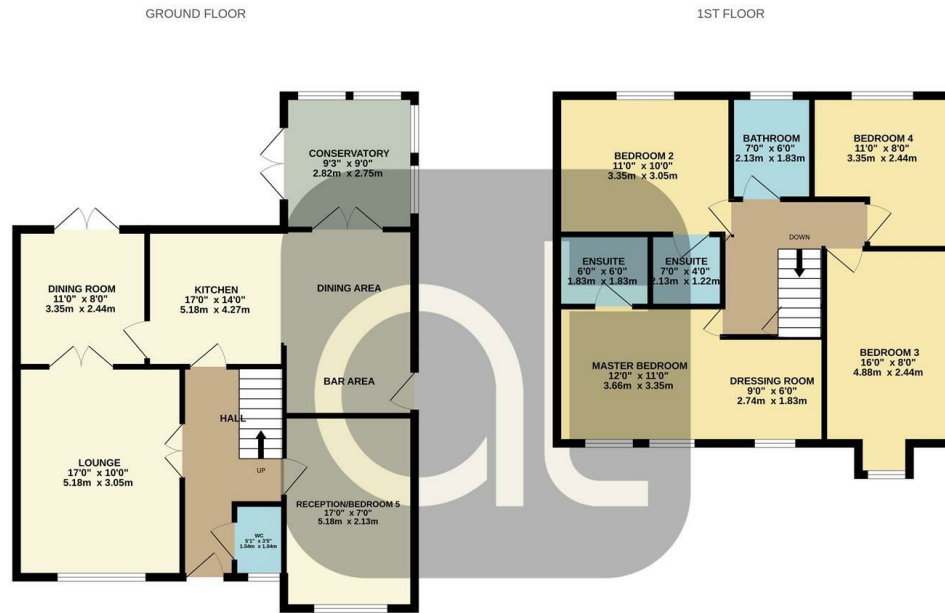
Master Bedroom
11 x 12

Dressing Room
6 x 9

En-suite:
6 x 6

Bedroom Two
10 x 11

En-suite 2
4 x 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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