



7 Dickburn Crescent, Bonnybridge

Offers Over £89,000



7 Dickburn Crescent

Bonnybridge, Bonnybridge

This delightful ground floor flat features two bright bedrooms. A spacious lounge, compact kitchen and a recently renovated modern bathroom. With both front and rear gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

This spacious and welcoming living area benefits from an abundance of natural daylight, thanks to a large front-facing UPVC double-glazed window. Light wood laminate flooring adds a warm, modern feel, while a traditional dark wood fireplace with a gas fire creates a charming focal point. The room also features a full-sized radiator for year-round comfort. A single spotlight draws attention to an alcove with built-in storage and stylish glass shelving—perfect for displaying décor or personal touches.

Bedroom Two

This bright bedroom enjoys plenty of natural light streaming in through a medium-sized window overlooking the peaceful rear garden. The space features light wood laminate flooring and is decorated in soft, neutral tones, enhanced by a crisp white dado rail for added character. A compact radiator sits neatly beneath the window, providing warmth without intruding on the room's clean, airy aesthetic—creating a serene and comfortable retreat.

Main Bedroom

A well-proportioned and versatile room, this bedroom features a medium-sized window overlooking the back garden, allowing in plenty of natural light. Light wood laminate flooring and neutral-toned walls create a bright and calming atmosphere, while a small radiator is neatly positioned beneath the window for efficient heating. A charming alcove adds character to the space, and a full wall of built-in storage provides excellent functionality without compromising floor space—making it a practical and stylish bedroom option.



Kitchen

This kitchen features a front-facing window that brings in natural light and enhances the room's functionality. Tiled flooring offers durability and easy maintenance, while dark wood floor and wall cabinets provide plenty of storage with a rich, traditional feel. Green laminate worktops add a pop of character, complemented by a stainless steel sink and a gas hob for everyday cooking. The space includes room for a washing machine, a medium-sized radiator for warmth, and a handy small pantry for extra storage.



Bathroom

Recently renovated to a high standard, this modern bathroom is both sleek and functional. A small side-facing window allows for natural light, complementing the light wood-effect LVT flooring and marbled-effect wet wall panelling for a clean, contemporary look. The standout feature is a spacious walk-in shower, complete with a striking black fixed rainfall shower head and matching handset. A white sink with built-in cabinet storage and a coordinating white WC complete the suite. Chrome ceiling spotlights and a heated chrome towel rail add a touch of luxury and warmth, making this a fresh and inviting space.

Hallway

Welcoming and practical, this L-shaped hallway offers access to all rooms. A white half-glazed UPVC front door allows natural light to filter in, brightening the space alongside light wood laminate flooring and painted modern green walls, accented by a classic white dado rail. The hallway includes a useful storage cupboard as well as a second cupboard housing the electricity meter. A small radiator ensures the space stays cozy, while three ceiling lights provide even illumination throughout.





FRONT GARDEN

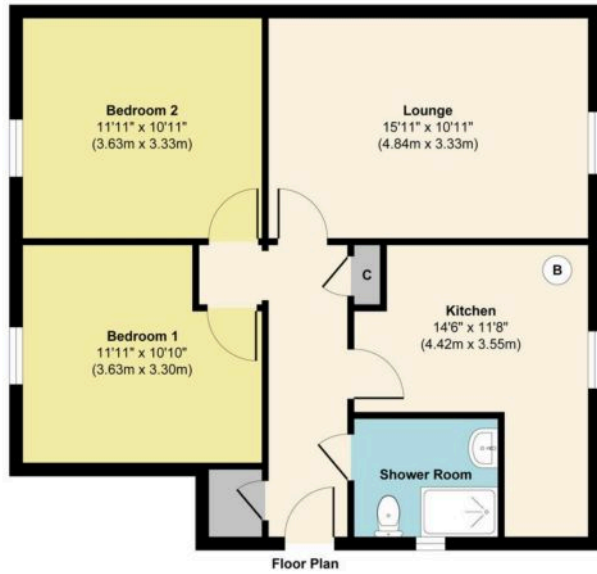
Situated on a desirable corner plot, this good-sized front garden offers ample outdoor space with full enclosure for added privacy. The garden is turfed, providing a lush, green setting. A standout feature is the large conservatory/sunroom, which offers a tiled floor and electricity, making it a versatile space that can be used year-round—perfect for relaxing or entertaining in comfort.

REAR GARDEN

This fully enclosed rear garden offers a private and secure outdoor space, perfect for both relaxation and practical use. The grassed area is complemented by drying poles, ideal for laundry or outdoor activities. A small patio area provides a great spot for dining or entertaining, while a large wooden outbuilding adds valuable storage or workspace, featuring two separate sections and electricity for added convenience. The garden offers a great balance of open space and functionality.



7 Dickburn Crescent, Bonnybridge, FK4 1DJ



Approx. Gross Internal Floor Area 690 sq. ft / 64.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	81

England, Scotland & Wales

EU Directive
2002/91/EC





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

