



**Sunnyside Cottage, Binniehill Road, Slamannan, Falkirk, FK1  
3BE**

**welcome to**

## **Sunnyside Cottage, Binniehill Road, Slamannan, Falkirk**

Introducing this truly stunning detached bungalow, situated in a semi-rural location & benefitting from an approx. 1 acre grazing paddock(sts). This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive bungalow has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





This exquisite & spacious detached bungalow is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home, a grazing paddock or who perhaps require one level living. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements. This includes a large loft area that could give additional conversion options(subject to the relevant planning consent being permitted).

Internally the bungalow boasts generous accommodation & initially consists of an Entrance Porch, leading into a welcoming main Hallway that sets the tone for the rest of the property. Immediately drawing you in is the well-proportioned Sitting Room, with feature marble fireplace & multi-fuel stove; this is the sociable hub of the home & the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting Room & partially open plan, is the formal Dining Room which is perfect for dinner parties & family gatherings, making it the ideal space for entertaining. There is also an additional room at the rear of the home, which is currently being used as a Family Room – however, this could also be adapted to alternative usage depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Next, we retrace our steps to the Kitchen/Breakfast Room & the stylish Kitchen is certainly one to enjoy, making it another standout feature of this delightful home; tastefully tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room(with separate WC situated off this room) plus handy access to the rear Lobby/Boot Room, which also offers access out to the rear garden. There are 4 well-proportioned Bedrooms which all benefit from in-built storage & the Principal Bedroom also has the inclusion of an En Suite Shower Room. Completing the accommodation on offer is a stylish 4 piece Family Bathroom comprising of bath, separate shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & skilfully encapsulates the versatility that current modern lifestyles require. There is a good range of in built storage space to be found throughout the bungalow & the property further benefits from an oil fired central heating system, plus the multi-fuel stove in the Sitting Room offering an additional source of heating. Viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

The wrap around gardens are a further highlight of this wonderful home & to the front of the property the garden is mainly laid to lawn, with shrubs & borders, with a substantial driveway providing off road parking convenience for numerous vehicles as well as access to the detached double garage. The design of the rear garden has been fashioned to introduce a large seating area & lawn, which ensures that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what is on offer. There is also approx. 1-acre(sts) of paddock to the rear property, with the pasture suitable for grazing stock. The paddock is immediately behind the rear garden, is well enclosed & could ideally appeal to the equestrian enthusiast.

The village of Slamannan is well served with an array of local amenities, including a GP, Library, community centre, pharmacy, local shop, primary school & nursery. The nearby town of Falkirk provides a wider range of shopping facilities & schooling, whilst the surrounding road & motorway network proves convenient access for commuting to Glasgow, Stirling, Falkirk & Edinburgh .

**\*\* Agents note – the sellers have advised that there would be the option to purchase the property without the 1 acre(sts) grazing paddock & are happy to discuss this option further, should the land not be a requirement or preference for any prospective buyer. However, please note that the Home Report value & the marketing of the property is based on the 1 acre(sts) included \*\***



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## Entrance Porch

## Hallway

## Sitting Room

17' 6" x 15' 7" ( 5.33m x 4.75m )

## Dining Room

13' 1" x 9' 6" ( 3.99m x 2.90m )

## Family Room

12' 1" x 11' 2" ( 3.68m x 3.40m )

## Kitchen/Breakfast

15' 5" x 14' 2" ( 4.70m x 4.32m )

## Kitchen/Breakfast Room

15' 5" x 14' 2" ( 4.70m x 4.32m )

## Utility Room

## WC

## Rear Lobby/Boot Room

## Bedroom

13' 1" max x 12' 7" max ( 3.99m max x 3.84m max )

## En Suite

## Bedroom

10' 2" x 10' exc storage ( 3.10m x 3.05m exc storage )

## Bedroom

10' 2" x 9' 9" exc storage ( 3.10m x 2.97m exc storage )

## Bedroom

10' x 9' 9" exc storage ( 3.05m x 2.97m exc storage )

## Family Bathroom



welcome to

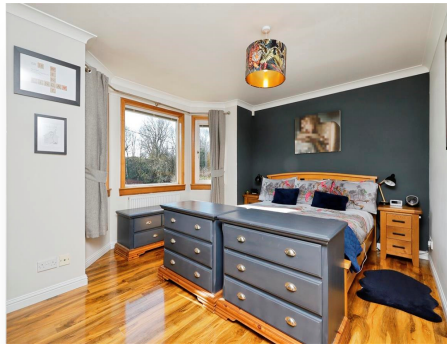
## Sunnyside Cottage, Binniehill Road, Slamannan, Falkirk

- A spacious detached bungalow, with approx. 1 acre(sts) of grazing paddock
- 4 Bedrooms
- Sitting Room, Dining Room, Family Room & Kitchen/Breakfast Room
- Stylish, refitted Family Bathroom & En Suite to Principal Bedroom
- Utility Room & WC

Tenure: Freehold EPC Rating: D

offers over

**£385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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