



" Bonnyview" Princess Street  
Bonnybridge FK4 1BJ

Suite 5/263 Overland Suites Main Street, Larbert,  
Falkirk, Stirlingshire, FK5 4UP

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- Highly desirable location
- One off design of house
- Close to all local amenities
- Super-sized rooms throughout
- Excellent storage throughout
- Newly fitted windows and doors
- Boiler has been replaced Oct 23
- Log Burner has been maintained and chimney has been recently swept







Alexander Taylor is delighted to bring to the open market, this five-bed detached villa, which will come complete with large room sizes throughout and a detached garage. The subjects are set within the ever-popular village of Bonnybridge and are within walking distance to the village and schools. Within the village you will find, a Teso Extra, Greggs, Co-op, dentist, chemist amongst many other independent retailers such as hairdressers and coffee shops. The village of Bonnybridge, is a wonderful place to live, there is a great close-knit community and the best "Gala Day" that I have ever seen. Should transport links be important to you, access to the M876 which gives access to the M80, is close by, with onward links to Glasgow, Stirling, and Edinburgh. There is also a main bus route that will take you to Falkirk, Cumbernauld, Stirling, and Glasgow. You have a choice of Camelon train station, or Larbert, both of which offer a speedy service to the capital and Glasgow. All in all Bonnybridge is central to all areas, has amazing walks, parks, and open countryside right on your doorstep. EPR: D

Now let us see all this super home has to offer.

One of the main aspects of this home is the room sizes, which are seldom seen in today's market. On the ground floor you will find a large lounge with "French Doors" which give access to the front gardens and allow light to flood this room. The "Log Burner" adds warmth, to such a large area. Following on you will find the dining kitchen. The "Range Cooker" will form part of the sale. There is ample room for a generous sized dining suite. Access to the rear gardens is off the kitchen. Bedroom four is currently used as a playroom, however, is of a substantial size and comes complete with fitted storage. Bedroom three will come complete with double fitted robes and bedroom five, benefits from double "French Doors" which give access to the rear gardens.





To conclude the ground floor accommodation, you will find the family bathroom which is fitted with a four-piece suite.

To access the upper accommodation, access to the stairs is off an inner hallway, very clever layout.

The upper accommodation, offers a huge master bedroom and benefits from a three door, fitted wardrobe. Bedroom two is also very spacious, double bedroom.

On a more practical level, the windows were all replaced in August 2021, this included the front and rear doors. There were patio doors to the lounge and bedroom five, both of which have been replaced with "French Doors." All consent is in place and has been signed off by Falkirk council. The boiler was replaced in October 2023 and finally there is a "Log Burner" which was fitted in December 2022. There is storage to the lower and upper hallway and access to the loft is off the upper hallway.

Externally there are extensive gardens to the front of the house. The rear gardens are a mix of timber decking, patio area and chips. There is also a large log store area, and the garden cabin will remain as part of the sale. We should note that the cabin has light and electrics fitted. There is a long driveway which can accommodate several cars and a single detached garage.

This is a true family home, which is very versatile in its layout and one that we feel will be of interest to a broad market.



Items included within the sale are:

- All Flooring
- All Window Blinds
- All Light fittings
- Five Burner Range Cooker (gas and electric)
- Stainless steel Canopy Extractor
- Shelving to Kitchen
- All Bathroom fittings
- Cabin to rear gardens

**Lounge**  
12'5" x 19'3"

**Family Room/ Bedroom 4**  
10'0" x 10'11"

**Bedroom 3**  
9'10" x 15'8"

**Bathroom**  
6'0" x 12'4"



Council Tax Band: E

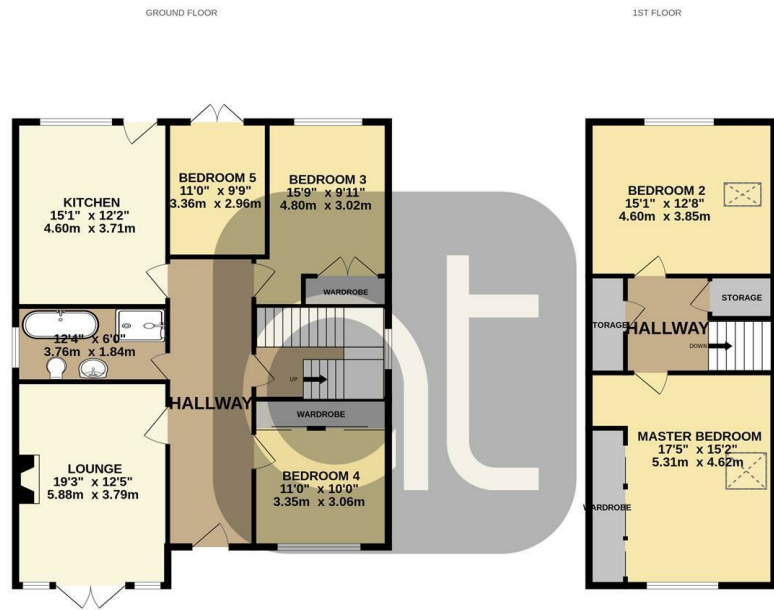
Energy performance rating: D

**Bedroom 5**  
9'8" x 11'0"

**Master Bedroom**  
15'1" x 17'5"

**Bedroom 2**  
12'7" x 15'1"

**Breakfasting Kitchen**  
12'2" x 15'1"



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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