



Smeaton Drive  
Bonnybridge FK4 1AS

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



Alexander Taylor is delighted to bring to the open market this, charming three-bedroom detached villa, which will come complete with a private driveway, providing parking for two cars. The subjects are set within a highly sought-after location, which is set within a small estate which was completed by Barratt Homes, this property offers a perfect blend of convenience and tranquillity. Boasting three bedrooms and three bathrooms, this home provides ample space for comfortable living. EPR: B

On entering the property, you will find a generous hallway which gives way to all rooms on the ground floor. The lounge is spacious and offers views to the front garden. Following on you, are greeted by a large dining family kitchen, this is the hub of this super home and simply perfect for hosting gatherings or enjoying meals with loved ones. The double French doors open to the rear gardens, allowing natural light to flood the space and creating a seamless indoor-outdoor flow.



The spacious family area provides a cozy spot for relaxation and entertainment. There is a utility cupboard, which will house your washing machine and tumble drier.

The master bedroom is generously sized, and features fitted robes and an en-suite bathroom, offering privacy and convenience. Bedroom two also comes with fitted robes, providing ample storage space. The third bedroom is slightly smaller in size, making it an ideal option for a home office or study area.

For those with vehicles, there are parking spaces for two cars. No more worrying about finding parking spots!

One of the highlights of this property is its large rear gardens, which overlook the large open park area to the rear. The rear gardens are of a southwest aspect, giving way to all day sunshine, into the evening. Whether you have a green thumb or simply enjoy spending time outdoors, this space offers endless possibilities for gardening, recreation, or simply unwinding after a long day.





Location-wise, this property has it all. Close to all local amenities, you will have easy access to shops, restaurants, schools, and more. Additionally, if you appreciate the beauty of nature, you will love being close to open countryside areas where you can take leisurely walks or enjoy outdoor activities.

In summary, this home presents an excellent opportunity to own a beautiful house in a desirable location. With its spacious rooms, well-maintained gardens, and convenient amenities nearby, this property has everything you need for comfortable and enjoyable living. Do not miss out on this amazing chance – schedule a viewing today!

**Items Included:**

- All Flooring
- All Window Blinds
- Single Electric Oven
- 4 Burner Gas Hob
- Garden Shed

- Highly desirable location
- Close to all local amenities
- Within walking distance to Bonnybridge village
- Outstanding Kitchen/Dining Room
- Utility room
- French doors to gardens
- Master bedroom complete with fitted robes
- En-suite bathroom to master bedroom
- Bedroom two has fitted robes
- south west facing gardens

**Lounge**  
10'7" x 12'10"

**Kitchen Dining**  
12'0" x 17'1"

**WC**  
3'2" x 5'6"

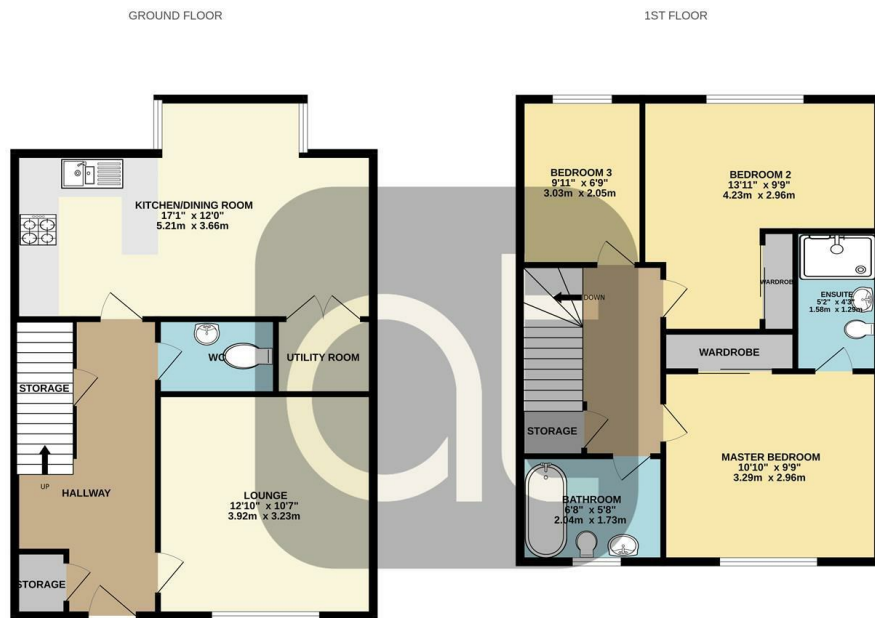
**Master Bedroom**  
9'8" x 10'9"

**En-suite**  
4'2" x 5'2"

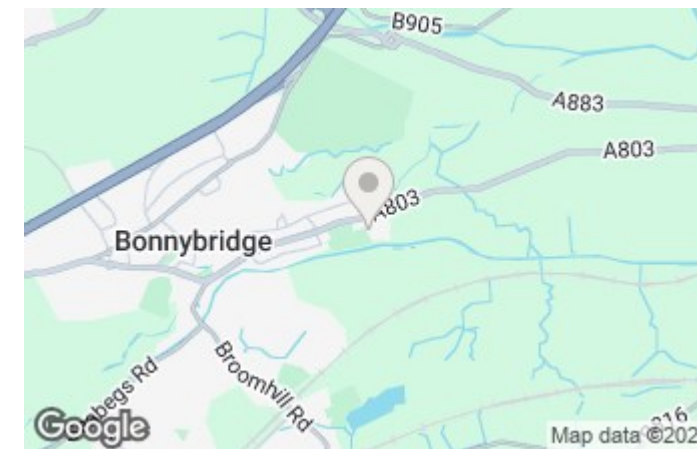
**Bedroom 2**  
9'8" x 13'10"

**Bedroom 3**  
6'8" x 9'10" 9'10"

**Bathroom**  
6'8" x 5'8"



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 misstatement. 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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