



Hunter Gardens
Bonnybridge FK4 2BH

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



Alexander Taylor is delighted to bring to the open market an immaculate two double bedroom first floor apartment. The subjects are set within a little estate consisting of apartments and houses, within the village of Bonnybridge. Locally and within walking distance you will find all your day-to-day conveniences, such as a Tesco Extra, Co-op, Domino's Pizza, dentist, and hairdressers. There are also some great pubs and restaurants close by. If speedy access is required to motorway connections, access to Glasgow, Edinburgh, and Perth, is only a short drive away via the M80.



Internally the property is immaculate, bright, and spacious. The accommodation offers a large lounge, with window formation overlooking the front of the property. The breakfasting kitchen is accessed via the lounge and is finished with a white high gloss door and co-ordinating worktops. The appliances that will form part of the sale are an integrated electric oven, four burner electric hob and an integrated extractor and an integrated Dish Washer. The free-standing washing machine and free-standing tall fridge freezer will also form part of the sale. There is sufficient room for a small breakfasting suite.



Following on the master bedroom is a spacious double bedroom, which benefits from fitted mirror robes. Bedroom two is also a full double bedroom and is fitted with a three-door robe.

To conclude this property internally you will find, what was the main bathroom has been replaced to form a generous sized shower room. You will find a corner shower which is fitted with an electric shower and vanity units, ideal for hiding all those toiletries.



On a more practical level, the heating is supplied by electric. Which was replaced in October 2023. The government are phasing out gas heating, so with this apartment you are ready to go. The windows were all replaced in October 2023. There is a storage cupboard within the hallway, which is ideal for your Hoover, ironing board ect. There is a security entry system

Externally the grounds which surround this super property are maintained by the current residents within the stairwell. There is garden lawn to the front, lawn, and drying area to the rear. Parking is by way of an allocated parking space which forms part of the title to this property and there are more than ample visitors parking spaces.

Overall, this is a super starter property, where the new buyer can move right in and start enjoying their new home.



Items included within the sale are:

All flooring
Tall free standing Fridge Freeze
Dish Washer
Freestanding Washing Machine
Single electric Oven
Four burner electric Hob
Extractor Hood

Lounge
10'10" x 16'1"

Breakfasting Kitchen
8'3" x 8'2"

Master Bedroom
9'3" x 11'6"

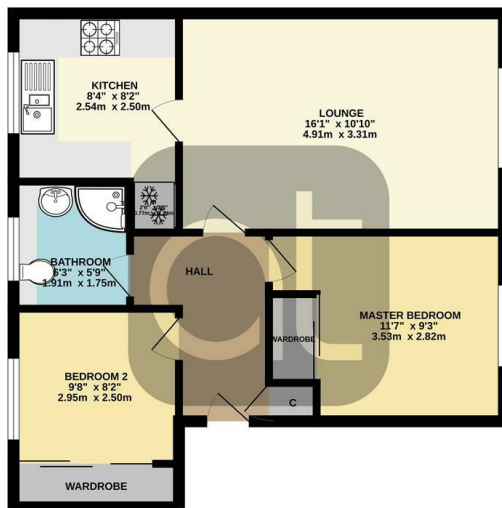


- Excellent condition
- Spacious Lounge with large picture window
- White high gloss kitchen
- Integrated electric Oven, Hob, Extractor, Dish Washer, Washing Machine and tall Fridge Freezer are included
- Master bedroom complete with fitted robes
- Bedroom two also has fitted robes
- New UPVC Double Glazing was fitted in October 2023
- All radiators were replaced with energy efficient slimline style in October 2023
- Bathroom has been upgraded to shower room
- Council Tax Band: B

Bedroom Two
8'2" x 9'8"

Shower Room
5'8" x 6'3"

GROUND FLOOR



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Viewing strictly by appointment with the Agent.



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