



Morrison Avenue  
Bonnybridge FK4 1ET

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





Immaculate and outstanding two double bedroom semi-detached villa, which will come complete with an extension to the kitchen, which forms a generous dining area, home office or a further easy sitting area, which comes complete with double "French Doors." There is also a new kitchen which has been fitted, which will come with all integrated appliances and will also include the free-standing tall fridge freezer and the washing machine. The property offers generous room sizes, modern décor and is in turn-key condition throughout. There is a maintenance free garden to the rear and a side driveway which can accommodate two cars. It is an outstanding starter home. EPR: D



The subjects are set close to all local amenities, to include schools. Close by you will find beautiful country walks, bowling club, golf course along with local shopping in the village of Bonnybridge. Motorway connections are also close by and offer speedy access to Glasgow, Stirling, and Edinburgh.

Internally the accommodation consists of a good-sized entrance porch which gives way through to the very spacious lounge. This room is exceptionally spacious in size and is open plan to the staircase. Off the lounge you will find the professionally extended kitchen. The extension area is currently being used as a formal dining area; however, this area could also be used as home office, or an easy sitting area. There are double "French Doors" leading to the rear gardens off this area. The kitchen was refitted in April 2021, with a modern kitchen. All appliances will be included within the sale.



The upper accommodation offers two double bedrooms, both of which are fitted with wardrobes. The shower room has been re-fitted and benefits from a "Thermostatic Shower" and a chrome towel warmer.



On a more practical bases you will find a storage cupboard to the upper hallway, which is ideal for your linen. There is a further large cupboard within the rear bedroom, does currently hold the boiler, however space for towels etc. The loft is partially floored and is accessed via a "Ramsay Loft Ladde," which gives you ease of access to this area.

The heating is by a gas fired system, which was installed, prior to our clients purchase. A service has been carried out in May 24. All windows and doors are UPVC double glazed units.

Externally the front garden is of a considerable size and decoratively chipped for easy maintenance and the enclosed private rear gardens are finished with an artificial lawn, patio area and tiered decking. The garden shed will form part of the sale.

Parking is byway of a side driveway which can accommodate three cars.

Someone is going to be super lucky to have a home, such as this. It is perfect in every way and is in turnkey condition throughout.



#### ITEMS INCLUDED WITHIN THE SALE:

- All Flooring
- All window Blinds
- Single electric Oven
- 4 Burner Electric Hob
- Stainless Steel Canopy Style Extractor
- Slimline free standing Dish Washer
- Free standing Dish Washer
- Free standing tall Fridge Freezer
- Garden Shed

**Lounge**  
15'8" x 10'9"

**Kitchen**  
15'8" x 10'9"

**Extention Area**  
10'11" x 6'3"

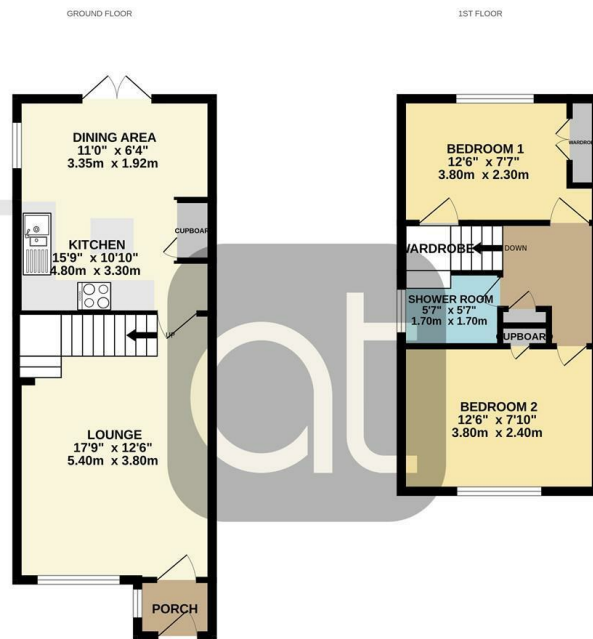


- Outstanding condition throughout
- Newly fitted kitchen 2021
- Boiler has just recently been serviced May 24
- Extension to the rear forming a dining area/home office/lounge area
- All appliances will be included within the sale
- Modern décor throughout
- Two double bedrooms both complete with fitted robes
- UPVC double glazing
- Bathroom upgraded to a shower room
- Loft partially floored and fitted with a "Ramsay Loft Ladder"

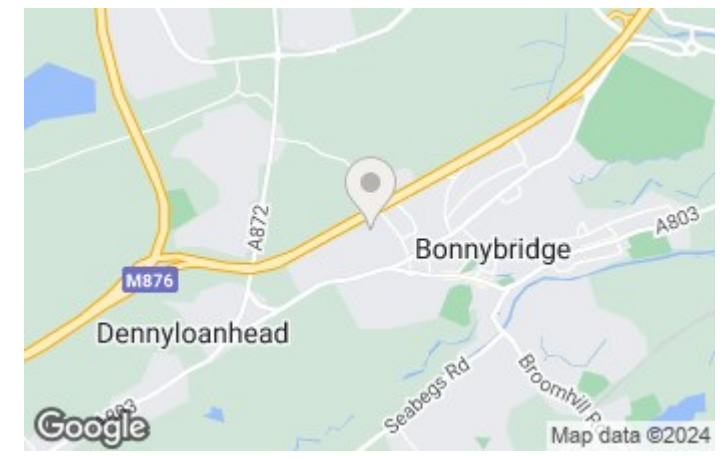
**Master Bedroom**  
12'5" x 7'6"

**Bedroom Two**  
9'2" x 7'10"

**Shower Room**  
5'6" x 5'6"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 accuracy, timeliness and availability of this data are not guaranteed and are subject to change without notice. Made with Mapbox ©2024



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