



Singers Place
Bonnybridge FK4 1FD

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



Alexander Taylor is delighted to bring to the open market, this beautifully presented, four double bedroomed Detached Villa, which was completed by Barratt Homes and is known as "The Windemere" house type. EPR: C

The subjects are set within a small select estate which sits on the edge of the village of Bonnybridge. Bonnybridge has managed to maintain, your local village feel. There is an excellent selection of shops, Tesco Extra, Greggs, and Domino's Pizza. You will also find, chemist, dentist and beauty and hair salons. There are also some great restaurants and family pubs, where even the dog is welcome. Overall, Bonnybridge is an excellent location, where community remains, and you will experience the best "Gala Day" ever.

Motorway connections to Glasgow, Stirling and Edinburgh are close by and there is a local bus service which will take you to Forth Valley Hospital, Falkirk and Stirling.



Now let us have a look at the highlights of this home.

Firstly, this home is deceptively spacious, all bedrooms are double rooms, the master bedroom will come complete with the free-standing robes and an en-suite bathroom. The shower to the en-suite is a thermostatic shower, which allows for a far better shower experience as the pressure is far greater than an electric shower. There are vanity units fitted to the en-suite and the family bathroom. The lounge is spacious and has a feature wall, the TV bracket will form part of the sale. The dining room offers a great space for a family sized dining suite and there are double "French Doors" which lead off to the rear gardens. The kitchen will come complete with all appliances and will include: a free-standing Dish Washer, Fridge Freezer, Washing Machine, and tumble Drier, all of which are finished in a pale silver. The "Range cooker" a dual fuel, i.e. gas and electric with six gas burners and again finished in silver. The kitchen area could accommodate a smaller sized dining suite, due to having extra base and wall units.





This does provide excellent storage space. There is a large cupboard within the kitchen, which can accommodate your Hoover, ironing board etc. The WC is off the utility room and there is a back door off the utility room.

On a more practical level, the heating is supplied by a gas fired system and all windows are UPVC double glazed units. The loft is partially floored making it ideal for further storage. There is a loft ladder for access to the loft. The free-standing wardrobes to master bedroom and bedroom three are included in the sale and bedroom two has fitted double wardrobes. The TV brackets to the lounge, Master bedroom and bedroom three will be included within the sale.

Externally the front and rear gardens are finished with lawn. The garden shed within the rear garden will form part of the sale. As previously mentioned, the rear gardens are of a southwest aspect making it a great garden for all day sunshine. We would like to point out that the rear gardens offer an open aspect with views across to an open green area, which is looked after within your factor fee. Parking is provided by a double Mono block driveway. There is additional on street parking by way of communal parking areas.

This is a super family home which is set close to schools, all local amenities and is in excellent condition throughout.



Items included within the sale are:

- All Flooring
- All Window Blinds
- All Curtain Poles
- All Light fittings
- TV brackets to Lounge, Master Bedroom, Bedroom three
- All Free-standing Appliances
- Dual Fuel Range Cooker
- Free standing wardrobes to Master bedroom and bedroom three
- Garden shed

Lounge
11'10" x 14'3"

Dining Room
7'8" x 10'9"

Kitchen
10'4" x 10'9"

Utility Room
4'7" x 6'9"

W C
3'2" x 4'8"



- Highly sought after location within a small select development
- Over looks an open green space to the rear (this area is covered by the factors and is well maintained)
- Four double bedrooms
- Spacious Lounge open plan to dining room
- Dining Room with "French Doors" which give access to rear gardens
- Upgraded Kitchen complete with app appliances
- Range Cooker included within the sale
- Utility room
- Master bedroom complete with fitted robes
- Immaculate condition throughout

Master Bedroom
11'4" x

Bedroom Two
8'6" x 12'5"

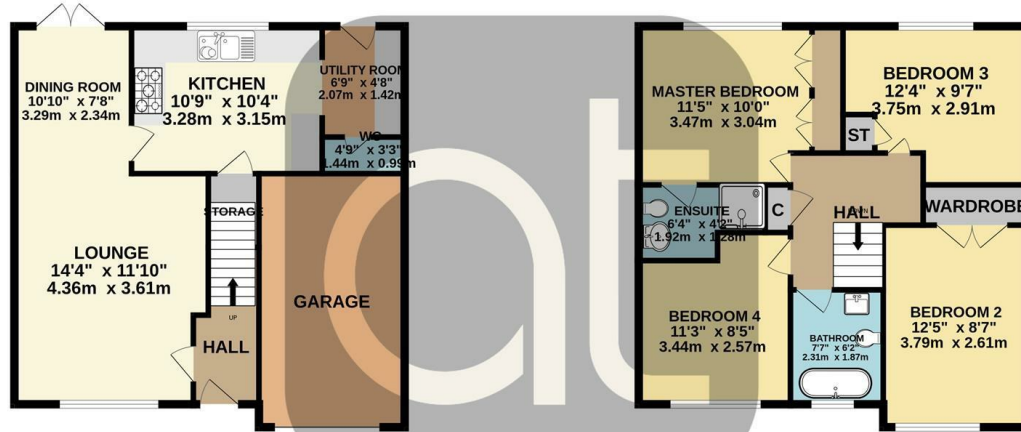
Bedroom Three
9'6" x 12'3"

Bedroom Four
8'5" x 11'3"

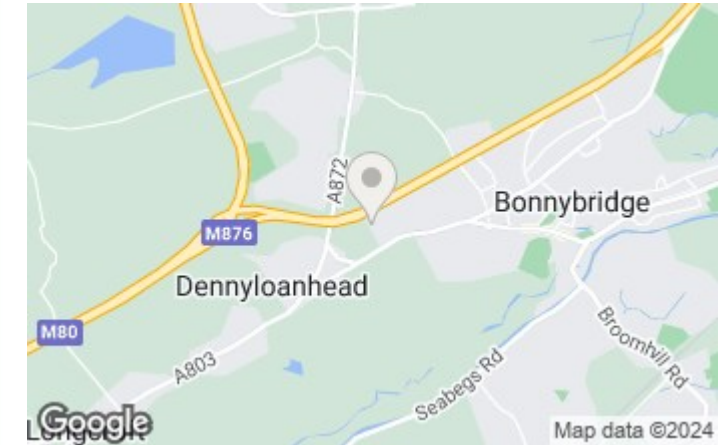
Bathroom
5'9" x 5'9"

GROUND FLOOR

1ST FLOOR



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