



Foxdale Place
Bonnybridge FK4 2FB

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



Alexander Taylor is delighted to bring to the open market this outstanding true family home, which is set within the ever popular "Greenacres Estate" within the village of Bonnybridge.

You will find the over all size of this home is 138 Square Meters/1,485 square foot. E

The village of Bonnybridge, has such a great community, for the kids, they have the most amazing "Gala Day." The village caters for your everyday needs in that there is a Tesco Extra, Co-op, Domino's Pizza and great independently owned coffee shops, dog groomers and hairdressers. There is also a dentist and chemist. Should you love the open countryside and long summer walks, the surrounding area, is ideal, there are open country areas where you can walk the dog, go running or just enjoy the open space. EPR: C

Where the property benefits greatly is the location in terms of motorway connections and primary school access. Close by and only within a few minutes' drive, however far enough that you will not hear the noise from the motorway you will find access on to the M80, which will give you speedy access into Glasgow and on to the M74 south. In the other direction, you have access to Stirling, Larbert and on to the M9, which will take you to Edinburgh. There are pathways close by where the children can walk to school, however if you wish to drop them off it is only a short drive away.

Now let us see what this beautiful home has to offer.

This outstanding home is set at the head of a small cul-de-sac and feel we should highlight, that due to this, there are no overlooking properties to the rear, a rare find within an estate. The rear gardens are positioned to a southwest aspect making the gardens perfect for all day in to evening sunshine, just perfect for those summer barbeques. Internally as soon as you enter this stunning home, you will feel all the glamour that our client has carefully crafted. The décor throughout is bright, fresh, and modern making for an easy transition into your next home.



On offer you will find a large lounge, open plan to the spacious dining room. There are double french doors which give access to the rear gardens. Access into the kitchen is off the dining room and the hallway. The kitchen is outstanding and will come complete with all appliances. There is ample room within this area to accommodate a breakfasting suite. You will find double french doors, lead off to the rear gardens. The utility room is spacious and has additional wall storage.

The WC is off the hallway.

The upper accommodation offers a large master bedroom which will come complete with a full en-suite bathroom which includes, bath, overhead thermostatic shower and vanity units, the feature illuminated mirror will form part of the sale. Bedroom two is a full double bedroom, complete with an en-suite bathroom. Bedrooms three is a full double bedroom and bedroom four is a smaller sized double bedroom. Bedroom five is currently being used as a home office, however it can accommodate a single bed, babies' nursery or ideal as a children's den. To conclude the internal accommodation, you have the family bathroom, which is just as stunning as all the other bathrooms. Here you have a three-piece suite and vanity units.



On a more practical basis the heating is supplied by a gas fired boiler, replaced as one month ago. The bathrooms, and kitchen are fitted with downlighters. All showers are thermostatic showers, which allows for a greater pressure to the flow of water. There is a large storage cupboard within the kitchen, ideal for a Hoover etc. A further storage cupboard to the upper landing area, ideal for towels and linen. The council tax band is an F, and the energy performance of the property is a C.

Externally there is a single garage, complete with a double mono block driveway. The front gardens are finished with lawn. The rear gardens are a mix of lawn, feature paving and a large, decked area.

This is an outstanding family home, finished to a high standard throughout and one we feel will command a high level of interest.

Bedroom Four: 2.55 x 3.34
Bedroom Five: 1.92 x 2.53

Lounge
10'7" x 17'8"

Dining Room
8'10" x 11'3"

Dining Kitchen
9'2" x 16'9"

Utility Room
4'9" x 8'3"

W C
2'3" x 6'0"



- Items that will be included within the sale are:
- All Flooring
- All Window Blinds
- All Light Fittings
- Illuminated Mirror to master En-suite
- Tall Integrated Fridge Freezer
- Integrated Dish washer
- Integrated Electric Oven
- Four Burner Induction Hob
- Newly constructed Garden Shed

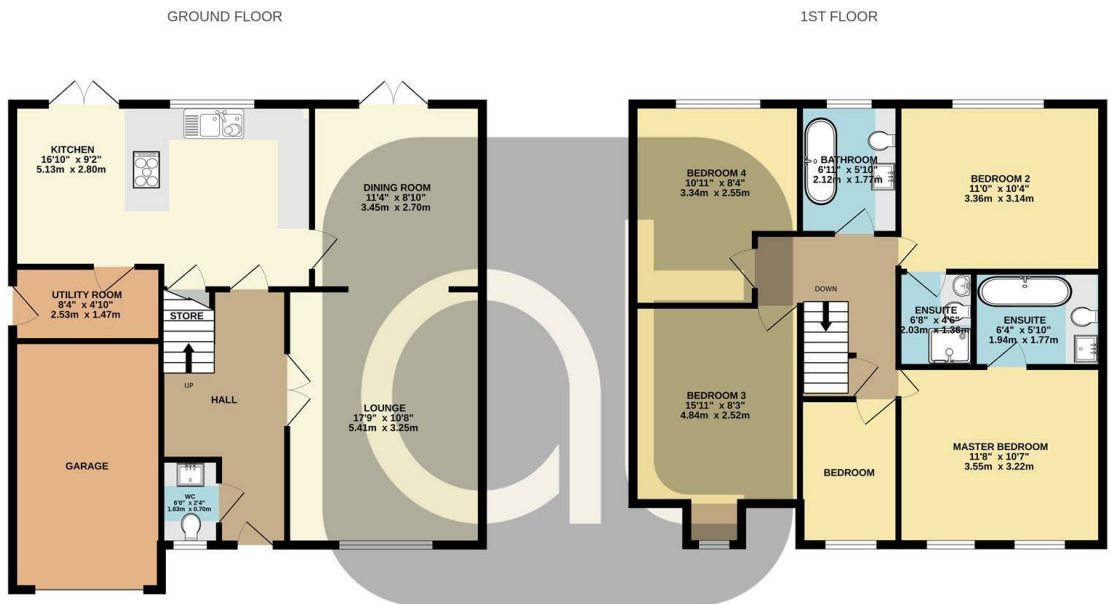
Master Bedroom
11'7" x 10'6"

Master En-suite
6'4" x 5'9"

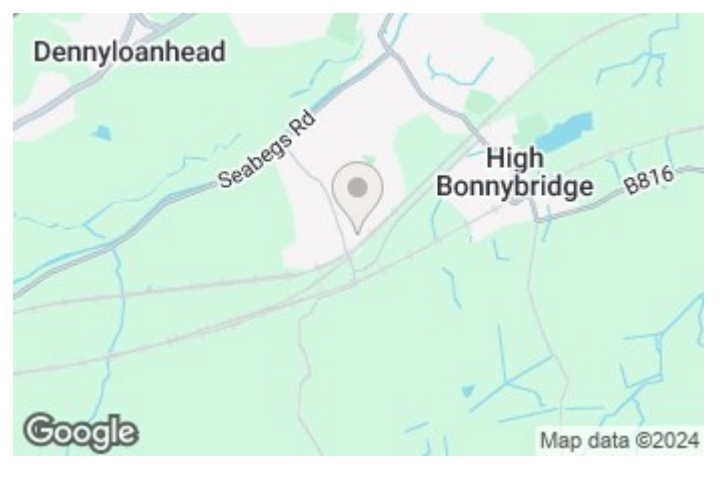
Bedroom Two
10'3" x 11'0"

Bedroom Two en-suite
4'5" x 6'7"

Bedroom Three
8'3" x 15'10"



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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Viewing strictly by appointment with the Agent.



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