



Smeaton Drive
Bonnybridge FK4 1AS

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



Alexander Taylor is delighted to bring to you, this outstanding Detached Family home, which offers super room sizes throughout. We should also like to ring to your attention, that the property is in immaculate condition throughout and with a build period of around seven years, will come with the balance of your 10-year build guarantee.

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.

Now let us see what this outstanding family home has to offer.



This particular property was known as "The Criagcrook" house design and for those that had a look around the show home, this home is the same property design.

Internally it is very seldom, that you would see such room sizes. The overall floor area is 112 Square Meters 1205 Square Foot. On offer you will find a bright and spacious lounge, due to the double window formation, light floods into this room. I would say that the family/dining/kitchen, is the heart of this stunning home. Here you will find a stunning fitted kitchen complete with all integrated appliances. A large breakfast bar, ideal for that lazy coffee and ample room to support a family sized dining suite and sofa. There is also double french doors with side lights which allows light to flood this room, it truly is an amazing family space. At the time of build our client opted to have additional units fitted to the utility room, making for more base and wall units. The WC is the most beautiful WC, I have recently seen, wait until you see this room.





There is a large storage cupboard within this room.

The upper accommodation offers such great rooms sizes and with the primary having a spacious en-suite, what you have here is a beautiful true family home, which is in immaculate condition throughout, with décor, finished in natural colours throughout.

On a more practical basis the heating is provided by a gas fired system, with the boiler being the original boiler, approximately seven years old. There is dual heating in place, where you can have the upper and lower floors at different temperatures. Storage can be found within the lower hallway and the WC. Storage to the upper floor is byway of two cupboards within the upper landing area and a full wall of fitted wardrobes to the master bedroom. The loft is accessed via the upper landing and is not floored. The garage is fitted with lights and electrical sockets.

Externally the property offers a large front garden, due to the location being on a corner, the garden, wraps around to the front. The rear gardens offer a patio area and again due to being on a corner position you only have one neighbour, to one side of the garden. The driveway can accommodate several cars, and the garage is a single garage.

This is a rare opportunity to acquire a true family home, which is in "Turnkey" condition throughout



Items included within the sale are:

- All Flooring
- All Window binds
- All Light Fittings
- Integrated tall Fridge Freezer
- Integrated Dish Washer
- Four burner stainless steel finish as Hob
- Feature canopy style stainless steel finish Extractor.
- Single stainless steel finish electric Oven
- Both window pelmets to the lounge to include the curtains

Lounge
10'10" x 19'9"

Family/Dining/Kitchen
12'6" x 19'9"

Utility Room
5'11" x 7'10"

W C
3'7" x 5'4"

Master Bedroom
8'7" x 10'11"



- Highly sought after location
- Barratt "Craigcrook" Design
- Very spacious lounge
- Outstanding Family/Dining/ Kitchen
- Beautiful Box Bay French Doors to rear gardens
- Four double bedrooms
- 7 years old with balance of NHBC
- Single Detached Garage
- Overall floor area: 112 Square Meters 1205 Square Foot
- Council Tax Band: F

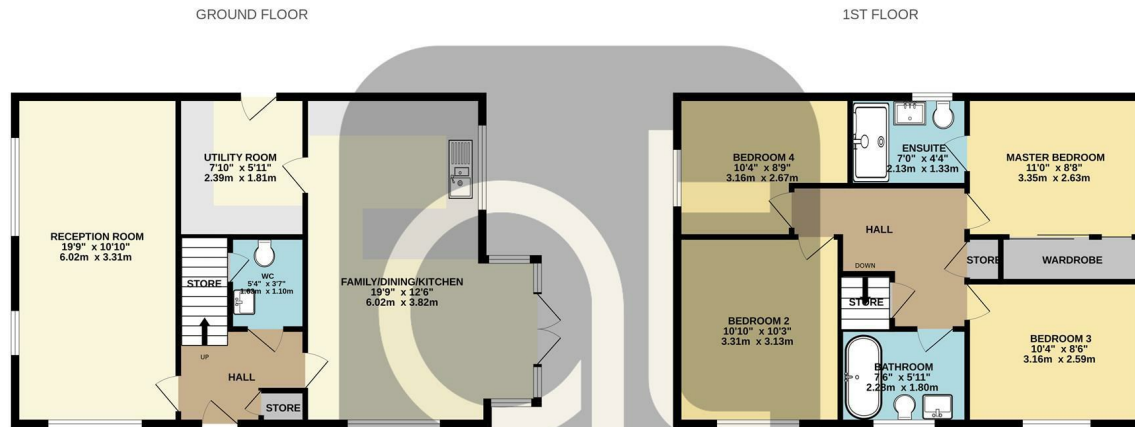
En-Suite
4'4" x 6'11"

Bedroom Two
10'10" x 10'3"

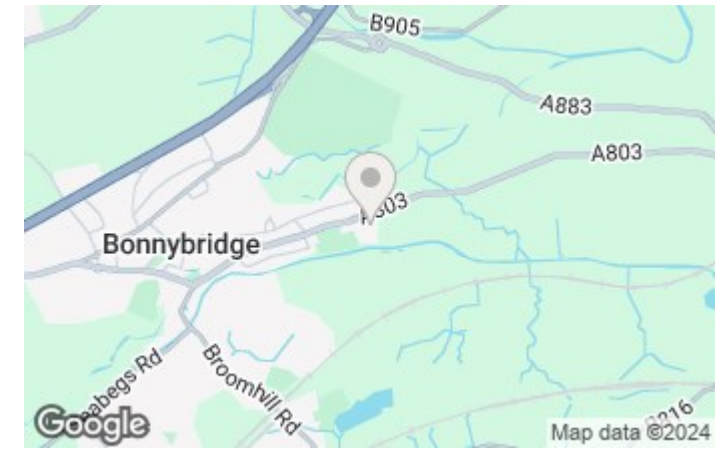
Bedroom Three
8'5" x 10'4"

Bedroom Four
8'9" x 10'4"

Bathroom
5'10" x 7'5"



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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