



Millar Place
Bonnybridge FK4 2AR

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



Alexander Taylor is delighted to bring to the open market, this seldom available two double bedroom end terraced villa, which is situated within a residential estate of comparable properties. EPR: C The overall floor area: 68 Square meters/ 731 square foot.

Where the property benefits greatly is its, location, on your doorstep, you will find an abundance of open countryside, great for dog walking, running or just enjoying the open space. Should schools be a priority, close by you will find St Joseph's Primary School and Antonine Primary School, both of which have gained an excellent level of success. 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.



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.

Internally the main factor to point out, is that the boiler and the bathroom have been re-placed. The boiler was replaced in 2019 . The kitchen will come complete with all the appliances, some of which have recently been replaced.

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The lounge is spacious and is open plan to the dining room. The dining room is of a generous size and would work perfectly if you were to open this up into the kitchen. The kitchen does need to be replaced, but how lovely is it to choose your new layout and units etc. There is a back door which will give you access to the rear gardens. There is a large hall cupboard which would make a perfect WC, and an additional hallway to give access to the kitchen, which would give you a private lounge. The upper floor offers two full sized double bedrooms and as mentioned a newly fitted shower room, which comes with a large walk-in shower, thermostatic twin headed rain shower and vanity unit.

On a more practical note, the boiler has been replaced in 2019. The windows are double glazed UPVC units. The heating is gas central heating. There is a large storage cupboard off the hallway and a further storage cupboard within the primary bedroom. The boiler is housed within a cupboard within the primary bedroom; however, this cupboard is large enough for additional storage. The loft is not floored, however there is a "Ramsay Loft Ladder" which is great for ease of access.

Externally, the front gardens are finished with chips and mixed planting. The rear gardens offer an excellent outdoor space, which is paved and there is an elevated area, along with stairs which give access to a parking area to the rear. This area is not fitted to the property; however, the current owners have used this space for over 30 years.

This is a super starter home, where you could really make it a super home, with a little bit of work, imagination, it could be amazing.



Items included within the sale are

- All flooring
- All window blinds
- All light fittings
- Free standing washing machine 2.5 years old
- Free standing freezer 1 year old
- Free standing tumble drier 2 years old
- Free standing electric cooker Sold as seen
- Free standing Fridge Sold as seen

- Sought after location
- Quite residential estate
- Boiler has been re-placed 2019
- Newly fitted out shower Room
- Thermostatic Rain Shower
- All appliances will form part of the sale
- Internal floor area: 68 SQ Meters / 731 SQ Foot
- Council Tax Band: A
- Parking to rear

Lounge

9'4" x 12'4"

Dining Room:

6'5" x 6'5"

Kitchen

8'3" x 8'7"

Hall Cupboard

2'9" (a its widest) x 8'7"

Master Bedroom

12'7" x 12'8"

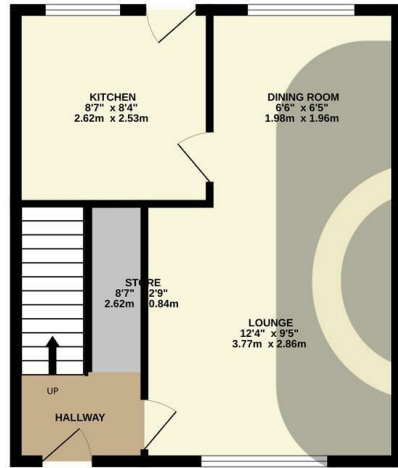
Bedroom 2

9'8" x 9'8"

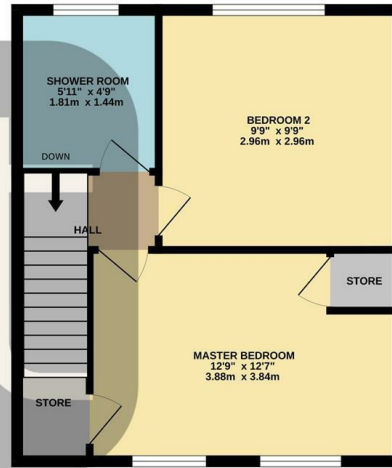
Shower Room

4'8" x 5'11"

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

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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