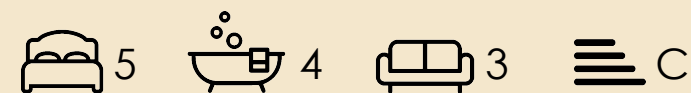




40 Greenhill Road, Bonnybridge, FK4 2DN

Offers Over £474,995





# 40 Greenhill Road

## Bonnybridge, FK4 2DN

- Fully refurbished five years ago
- Full new heating system to included pressurized boiler system
- Two en-suite bathrooms fully replaced
- Loft partially floored and loft ladder access.
- Electric car charger
- Extended by current owners and all relevant paperwork is in place.
- Open plan, Family, Dining, kitchen
- Bathroom extended and replaced with a large 1600 shower enclosure, with a large rain shower, vanity units and WC.
- Internal floor area: 197 square meters/ 2120 square foot
- Council Tax Band: E

Alexander Taylor is delighted to bring to the open market, this outstanding, five-bedroom detached villa, which is nestled within the welcoming village of Bonnybridge, which offers a vibrant community atmosphere. Bonnybridge is renowned for its fantastic "Gala Day," a highlight for local families, and offers a variety of everyday amenities, including a Tesco Extra, Co-op, Domino's Pizza, and a selection of charming independent coffee shops, dog groomers, and hairdressers. With access to a dentist and chemist, all your needs are conveniently met. For nature enthusiasts, the surrounding countryside provides opportunities for long summer walks, dog walking, and outdoor activities.

This immaculate home features an impressive overall floor area of 112 square meters (1205 square feet).

Please note that all renovations were carried out approximately five years ago and included but limited to, a new gas central heating system, to include all radiators and boiler, modernized bathrooms, all internal woodwork, including all internal doors, ensuring a fresh and contemporary feel throughout. The electric fuse box has been replaced, along with all wiring throughout the property. All bedrooms benefit from fitted wardrobes. The loft has been partially floored and is accessed via, a "Ramsay Loft Ladder," which offers ease of access.

Now let us have a look at some of the highlights this outstanding home has to offer.

Welcome to this unique five-bedroom detached villa, offering an exceptional blend of style and comfort. This stunning property features a double detached garage



Offers Over £474,995



|                  |                              |
|------------------|------------------------------|
| Lounge           | 14'3" x 17'10" (4.36 x 5.46) |
| Conservatory     | 9'11" x 15'1" (3.04 x 4.60)  |
| Kitchen Area     | 15'5" x 24'2" (4.70 x 7.37)  |
| Family Area      | 10'0" x 7'8" (3.06 x 2.35)   |
| Dining Area      | 10'0" x 7'6" (3.07 x 2.30)   |
| Utility Room     | 5'2" x 12'4" (1.60 x 3.77 )  |
| Master Bedroom   | 10'8" x 13'11" (3.27 x 4.25) |
| Master En-suite: | 1.55 x 3.01                  |
| Bedroom Two      | 9'5" x 10'5" (2.88 x 3.19)   |
| En-suite:        | 2'7" x 9'4" (0.81 x 2.85 )   |
| Bedroom Three:   | 8'3" x 14'4" (2.52 x 4.38)   |
| Bedroom Four:    | 8'10" x 10'11" (2.71 x 3.35) |
| Bedroom five:    | 8'9" x 10'2" (2.67 x 3.10 )  |
| Bathroom:        | 5'1" x 9'9" (1.55 x 2.98 )   |

Welcome to this unique five-bedroom detached villa, offering an exceptional blend of style and comfort. This stunning property features a double detached garage and boasts two en suite bathrooms, in addition to a main bathroom and a convenient WC.

Inside, you will find four spacious public rooms that are perfect for both relaxing and entertaining. The highlight of this home is the beautiful open-plan family dining kitchen, which comes complete with all integrated appliances, making it a chef's dream. There is ample space to accommodate a family sized dining suite, sofa, and an additional breakfasting suite. Two sets of patio doors allow light to flood this area along with giving direct access to the external decked area. The utility room is fitted with a good amount of storage and gives access to the rear gardens.

The formal lounge is access via double doors, just ideal for that private space to get away from it all. The feature fire will form part of the sale.

The conservatory is open plan to the lounge and invites natural light and provides a lovely space to enjoy the expansive garden grounds, which are a key feature of this property. With excessive outdoor space, it is perfect for family gatherings, gardening enthusiasts, or simply enjoying the outdoors.

The WC is off the entrance hallway.

The upper accommodation offers five double bedrooms all of which benefit from fitted wardrobes. The primary bedroom en-suite offers a large corner shower and bath. Bedroom two also benefits from an en-suite bathroom. To conclude the internal accommodation, you will find the family shower room, which is fitted with a large shower enclosure, WC, and vanity unit with a feature wash hand basin.

Please note all showers are thermostatic, making for a better water pressure.

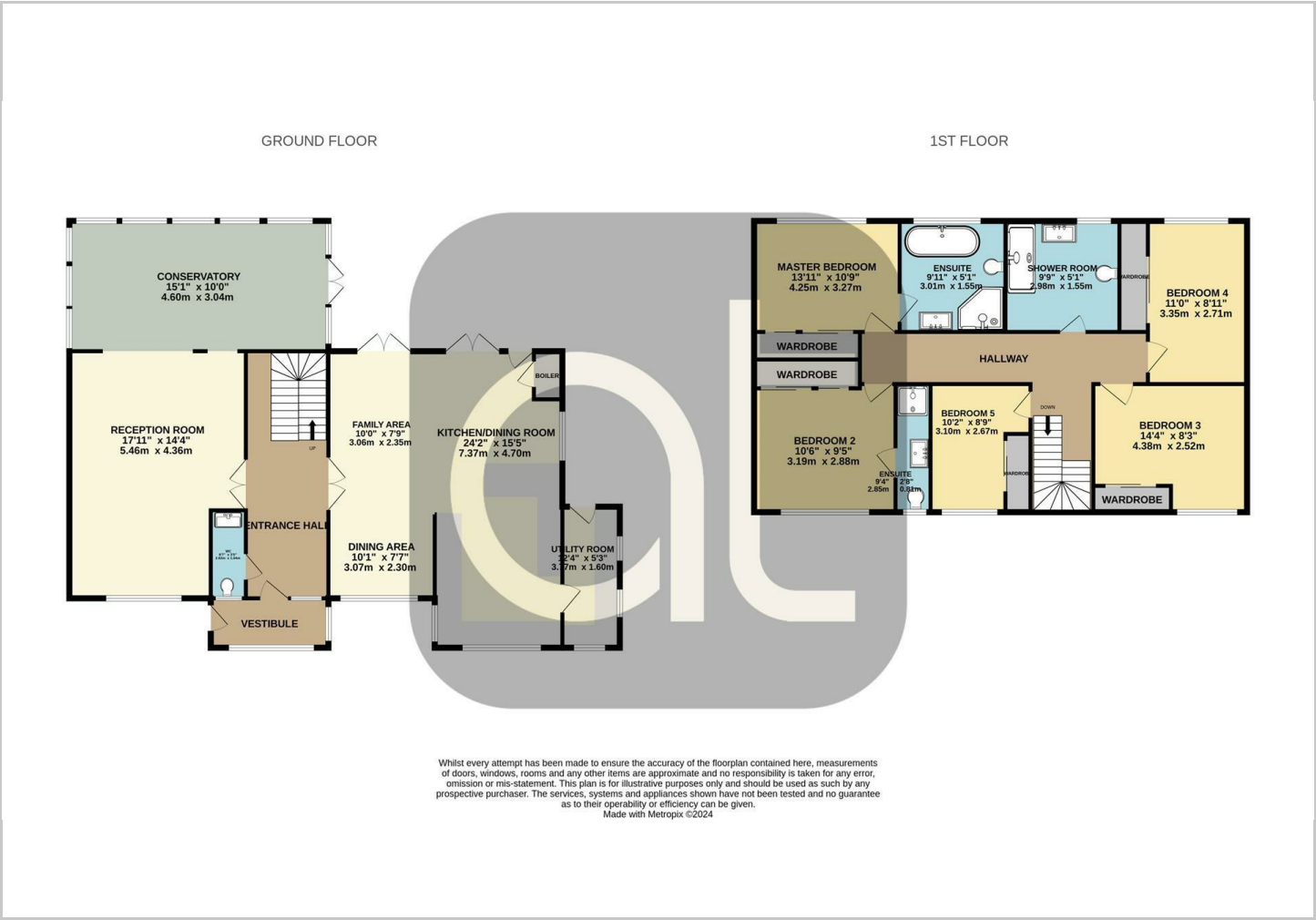
Externally, the property benefits from a large driveway which extends to the front of the property and allows you to drive in at one side and out at the other side, no need for trying to reverse your car. The driveway extends to the side which follows on to the detached garage. The garage is well-equipped and has been fitted with additional lights and electrical sockets. The rear gardens are extensive and feature a, decked area, patio area and a separate drying area. The lawn area is extensive, all of which, provide a perfect outdoor space for relaxation or entertaining, enhancing the practicality of this remarkable family home.

This immaculate residence in Bonnybridge is a rare find, offering spacious living and a strong community spirit.





Floor Plans



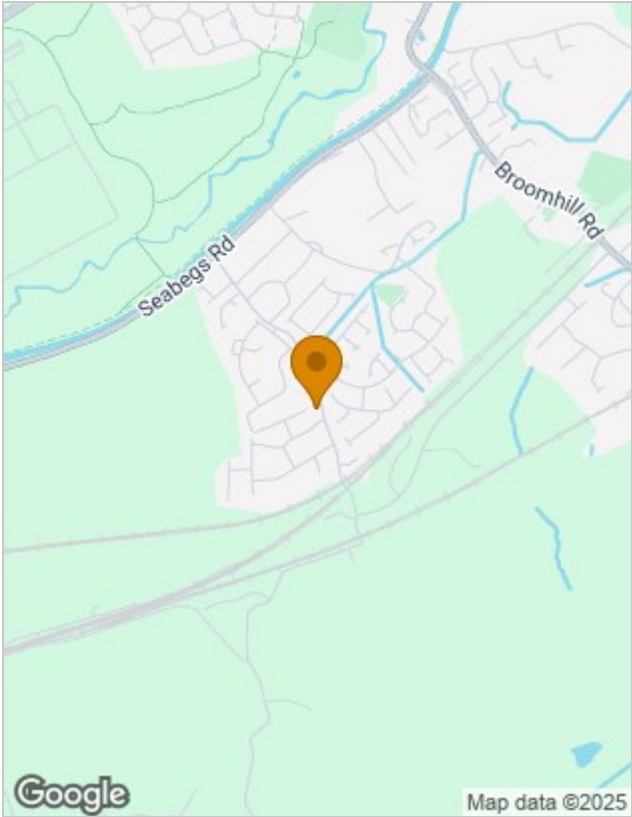
Viewing

Please contact our Falkirk Office on 01324 811233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Suite 5/263 Overland Suites Main Street, Larbert, Falkirk, Stirlingshire, FK5 4UP  
Tel: 01324 811233 Email: [info@alexander-taylor.co.uk](mailto:info@alexander-taylor.co.uk) <https://www.alexander-taylor.co.uk>

Location Map



Energy Performance Graph

