



Milnquarter Road  
Bonnybridge FK4 2FG

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



Alexander Taylor is delighted to bring to the open market, this outstanding four double bedded detached villa, which will come complete with a conservatory and single integral garage.

The property is in immaculate condition throughout and is a true credit to the current owners. The subjects are set within the highly sought after estate known locally as "Greenacres," which sits southerly to the ever-popular village of Bonnybridge.

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.

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.

Our clients have carefully loved their home and as fore mentioned have carried out a number of enhancements throughout. Most recently the primary en-suite has only just been replaced one week ago. The boiler, kitchen, WC, and bathroom have all been replaced to offer a modern and bright finish. There have been various radiators throughout that, have been replaced.



The loft is also partially floored, giving way to additional storage.

Our clients have also opted to have fourteen "Solar Panels" fitted which has resulted in an A rating energy performance. I have to say that out of the 100's of properties that we have sold, this is the first ever A rating we have had. Our client has informed us that the approximate financial return is around £700.00 yearly, which is amazing given the cost of electricity now. We would like to point out that there is no battery pack, which stores power to use at a later stage. This can easily be obtained separately at an additional cost.

The main highlights of this popular style of home, are that it offers four double bedrooms, which has always made this style popular, when coming to market. On this occasion three of the bedrooms including the primary bedroom have fitted wardrobes. The dining kitchen will come complete with all integrated appliances and there are two utility spaces within the utility room. There are double french doors, coming off the lounge, giving access to the conservatory and the same coming off from the dining area of the kitchen, which give access to the rear gardens. There is also access to the side of the property, from the utility room. The family bathroom benefits from a thermostatic shower over the bath, as does the primary en-suite, which gives you a far greater pressure to your shower. There are vanity units fitted to the WC, main bathroom and en-suite, which are ideal for additional storage. Finally, there is a large storage cupboard off the kitchen, one to upper hallway and the loft is partially floored.

Externally the rear gardens offer a much sought after position of facing south, which is ideal for all day sunshine. Parking is provided by a fully mono blocked double/triple driveway.



### Items included within the sale are:

- All flooring
- All blinds
- Integrated tall fridge freezer.
- 6 Burner "Gas on Glass" Induction Hob
- Feature black glass Extractor.
- Double electric Oven
- Illuminated mirror to En-suite bathroom.
- 14 x Solar panels

**Lounge**  
11'10" x 17'0"

**Dining Room**  
7'6" x 10'9"

**Dining Kitchen**  
10'4" x 10'9"

**Utility Room**  
4'11" x 6'11"

**W C**  
3'2" x 4'8"



- Beautifully presented four double bedroom detached villa
- Stunning newly replaced kitchen and utility room
- En-suite bathroom has only just been replaced in the last few weeks.
- Bathroom and WC have also been re-placed.
- Fitted wardrobes to Master bedroom, bedroom three and four.
- Amtico flooring to the ground floor area
- Conservatory off the dining room, which is fitted with a gas radiator.
- 14 x Solar panels which have a return of around £700.00 per year
- Loft is partially floored.
- Council tax band: F

**Master Bedroom**  
11'7" x 11'10"

**Master En-suite**  
4'11" x 6'5"

**Bedroom Two**  
8'6" x 12'5"

**Bedroom Three**  
8'4" x 14'7"

**Bedroom Four**  
8'8" x 8'9"



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 errors, omissions 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.  
Made with Metropix ©2024



**Disclaimer**

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



Estate Agents  
**alexander taylor**  
The Property Boutique

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

info@alexander-taylor.co.uk  
https://www.alexander-taylor.co.uk