



Smeaton Drive
Bonnybridge FK4 1AS

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



Alexander Taylor is super delighted to bring this outstanding family home to the open market. The property was constructed by "Barratt Homes" in 2018 and thus you will have the balance of the NHBC guarantee of four years. Internal floor area 101Sq Meters/ 1087 Sq Foot

The subjects are set to offer a great degree of privacy and are within a short walk into the village of Bonnybridge.

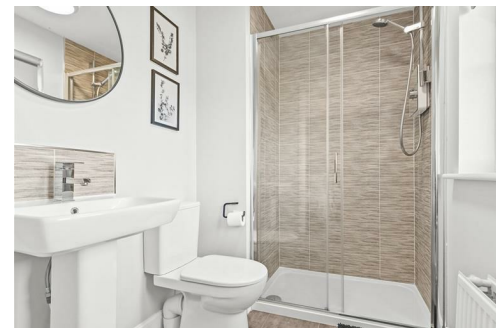
Now let us see what this outstanding family home has to offer.

Nestled in the highly sought-after location of Smeaton Drive, Bonnybridge, this stunning detached house, built by Barratt in 2018, offers a perfect blend of modern living and picturesque surroundings. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

As you enter the home, you are greeted by a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The open outlook to the front of the property reveals breathtaking views over the open countryside, creating a serene atmosphere that is hard to resist. The south-west facing rear gardens are a delightful feature, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply enjoying a quiet moment in nature.

The property boasts ample parking for two vehicles, ensuring that you and your guests will never have to worry about finding a space. Additionally, the location is just a short walk from the village, providing easy access to local amenities and a sense of community.

This home, constructed with modern living in mind, is perfect for those who appreciate quality and style. With its contemporary design and thoughtful layout, it is ready for you to move in and make it your own. Don't miss the opportunity to own this exceptional property in Bonnybridge, where comfort meets convenience in a beautiful setting.





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.

Items included within the sale are:

- All Flooring
- All Curtain poles
- Tall integrated Fridge Freezer
- Integrated Dish Washer
- Single electric Oven
- four burner Gas Hob
- Feature Chrome Canopy style Extractor
- Free standing double Mirror Wardrobes to bedroom four
- Electric Car Charger

- Highly sought after location
- Small select development
- Minutes drive to Camelon Train Station
- Immaculate condition throughout
- Outstanding Kitchen Dining with feature bay with French doors to gardens
- All integrated Appliances are included within the sale
- Minutes walk to shops and Tesco Extra
- overall floor area is 101 Sq Meters / 1087 Square foot
- Council Tax Band: F
- Energy performance Rating: B

Lounge
11'0" x 13'10"

Dining Kitchen
11'8" x 15'5"

Utility Room
4'8" x 6'7"

W C
6'2" x 3'4"

Master Bedroom
11'10" (at its widest) x 12'3" (at its longest)

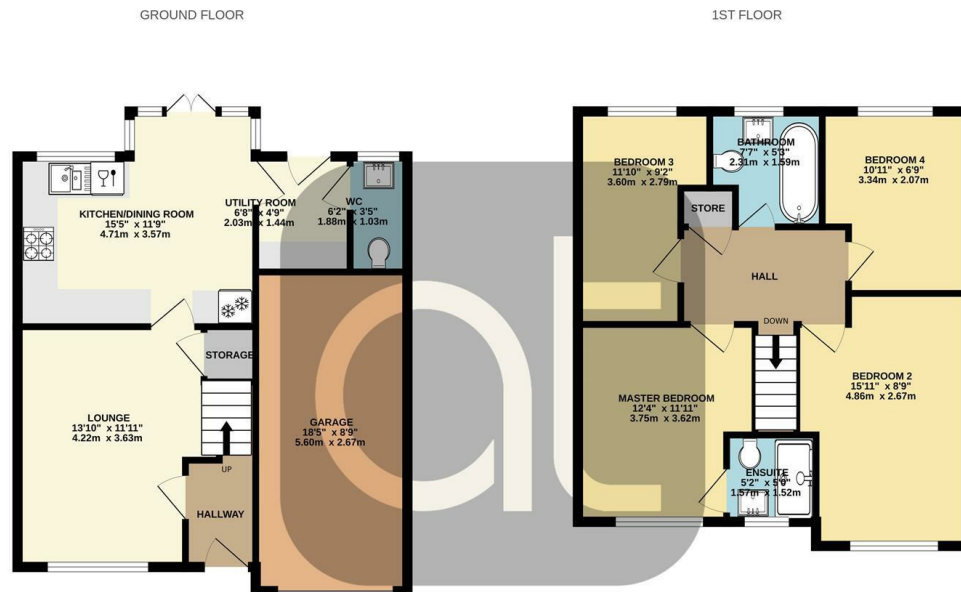
Master En-suite
4'8" x 6'11"

Bedroom Two
8'9" x 15'11" (at its longest)

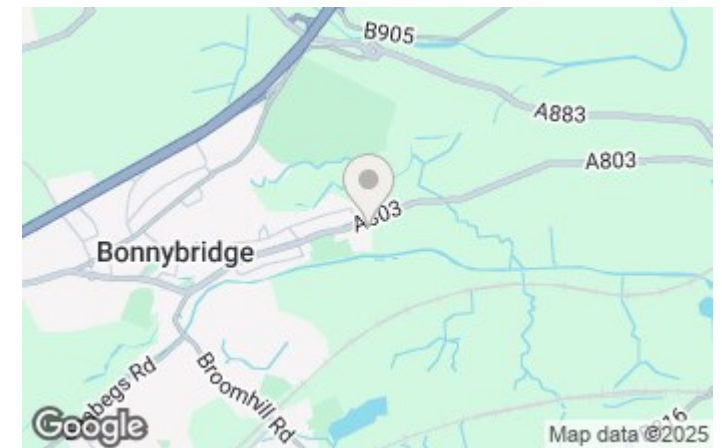
Bedroom Three
9'1" (at its widest) x 11'9"

Bedroom Four
6'9" x 10'11"

Family Bathroom
5'2" x 7'6"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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