



Greenacre Drive
Bonnybridge FK4 2BF

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



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, EPR C

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.

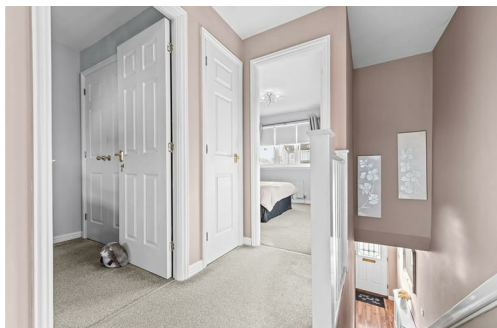
Now let us see what this beautiful home has to offer.



Nestled in the highly sought-after estate of Greenacre Drive, Bonnybridge, this immaculate semi-detached house presents an exceptional opportunity for those seeking a modern and comfortable home. Set within a tranquil cul-de-sac, the property boasts a welcoming atmosphere, perfect for families or professionals alike.

Upon entering, you will find a spacious reception room that offers a bright and airy space for relaxation and entertaining. The house features two well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage and a tidy living environment. The two bathrooms have been thoughtfully upgraded, with one showcasing a luxurious 1200 shower enclosure complete with a feature "Rain Shower" and stylish vanity units, ensuring a touch of elegance in your daily routine.

The heart of the home is undoubtedly the contemporary kitchen, which has been replaced with a stunning white high gloss unit. This modern space includes integrated appliances such as a dishwasher and washing machine, fridge/freezer, electric oven and gas hob, making daily chores a breeze wh





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:

All Flooring
 All Window Blinds
 All Light Fittings
 Integrated Dish Washer
 Integrated Washing Machine
 Integrated tall Fridge Freezer
 Single electric Oven
 Four burner gas Hob
 Feature glass & chrome extractor
 Dining table and four chairs
 Garden shed

Lounge
 9'9" x 13'4"

Dining Kitchen
 8'9" x 12'11"

WC
 2'11" x 4'11"

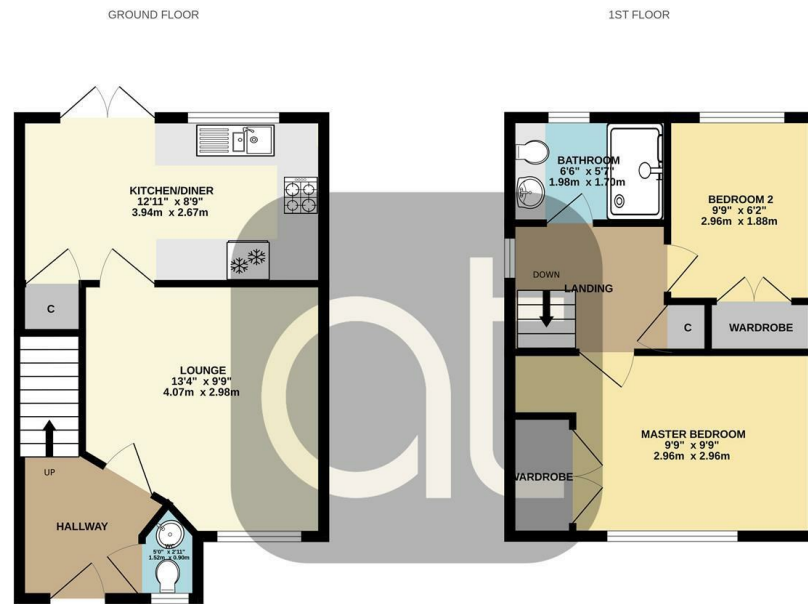


- Highly sought after location
- Immaculate condition throughout
- Kitchen has been replaced with a white high gloss unit
- All integrated appliances are included
- Fitted wardrobes to Master Bedroom and bedroom two
- Shower room fitted with large shower enclosure with "Rain shower"
- Boiler replaced three years ago and has been serviced yearly
- Loft floored
- Overall floor area
- Council Tax Band C

Master Bedroom
 9'8" x 9'8"

Bedroom Two
 6'2" x 9'8"

Bathroom
 5'6" x 6'5"



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