



Rankin Crescent  
Bonnybridge FK4 1RA

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





Nestled in the highly sought-after location of Rankin Crescent, Dennyloanhead,, this exquisite, detached house offers a perfect blend of modern living and comfort. With three generously sized double bedrooms, each equipped with fitted wardrobes, this property is ideal for families or those seeking extra space. EPR: C

As you enter, you are welcomed by a spacious open-plan lounge that seamlessly flows into the dining room, creating an inviting atmosphere for both relaxation and entertaining. The heart of the home is undoubtedly the stunning newly re-fitted white high gloss kitchen, which comes complete with all integrated appliances, making it a dream for any culinary enthusiast.



The property boasts three well-appointed bathrooms, including a newly fitted bathroom that features a luxurious spa bath, an over-the-bath shower, and stylish vanity units, ensuring that every member of the household enjoys their own private sanctuary.

For those who appreciate fitness, the conservatory has been thoughtfully transformed into a gym, complete with a bench, spin bike, and treadmill, allowing you to maintain an active lifestyle without leaving the comfort of your home.



The current client has obtained full planning permission to convert the garage. There is also a full CCTV system installed that will come with four cameras and is accessed via an app on your phone.



Additionally, the property offers a Monoblock driveway and a single integral garage, providing convenience for families or guests. This home is not just a place to live; it is a lifestyle choice, set in a community that is both welcoming and vibrant. With its modern amenities and spacious layout, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this stunning house your new home.

Items included within the sale are:

All Flooring  
All window Blinds  
All Light fittings  
Integrated Fridge Freezer  
Integrated Dish Washer  
Double Electric Oven  
Five burner Gas on glass Hob  
Feature Extractor  
Integrated Combination Microwave  
Further single Oven  
Multi Gym to include Treadmill, Spin Bike and Weight Bench  
Free standing Washing Machine (sold as seen)  
Garden Shed  
CCTV system with four cameras  
Full planning consent to convert the garage

- Highly sought after location
- Close to all local amenities and public transport
- Master bedroom complete with en-suite bathroom
- All bedrooms benefit from fitted wardrobes
- Newly re fitted bathroom, complete with " Spa Bath" and shower over the bath, in 2020
- Newly fitted kitchen complete with all integrated appliances, in 2021
- Utility room, where the free standing washing machine will be included in the sale
- Boiler has been replaced in 2021
- Conservatory, which will come complete with all gym material
- Single garage with mono block driveway

**Lounge:**  
16'0" x 12'6"

**Dining Room**  
9'6" x 10'2"

**Conservatory**  
9'8" x 9'0"

**W C**  
2'5" x 4'4"

**Master Bedroom**  
9'5" x 11'4"

**En-suite**  
4'0" x 5'4"

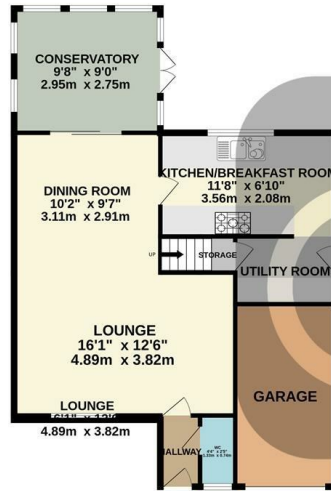
**Bedroom Two**  
8'9" x 10'9"

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

**Bathroom**  
5'1" x 6'11"



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.

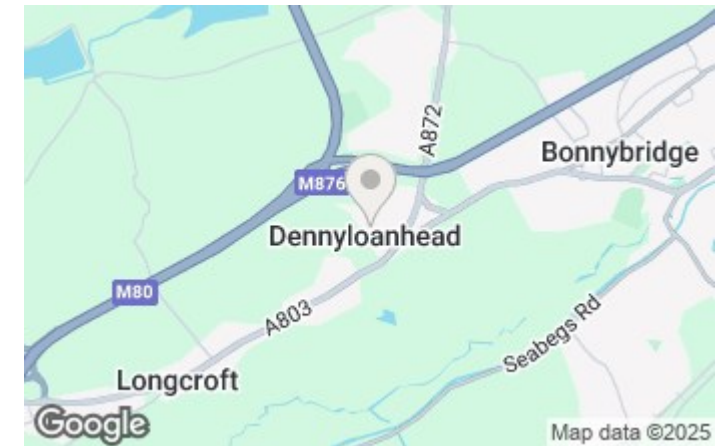


1ST FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 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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