



Bonnywood Avenue
Bonnybridge FK4 1NT

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



Alexander Taylor are delighted to bring to the open market, this immaculate three bedroom Mid Terraced Villa to the open market. One of the many standout highlights, is the fact that there is an en-suite bathroom, servicing the second bedroom. You will also find a modern kitchen which will include all the appliances, ideal if you are just starting out. The property is fresh, bright and finished to a modern theme. You will also find a private double mono block driveway and rear gardens are landscaped with no properties overlooking you to the rear, just perfect.

Now let us see what this little gem has to offer:

Nestled in the charming area of Bonnybridge, this delightful mid-terrace house on Bonnywood Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, modern dining kitchen, makes this space perfect for entertaining guests or enjoying quiet evenings at home.



The house boasts two modern bathrooms, family bathroom on the ground floor, with a feature "Rain Shower" and en-suite to bedroom two, ensuring that morning routines run smoothly for everyone. The design of the property maximises space and light, creating a warm and inviting atmosphere throughout.

One of the many and important features of this home is the, landscaped rear gardens and your own private parking provision for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.

Bonnybridge is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle down. With good transport links and nearby parks, this property is not only a lovely home but also a gateway to a vibrant lifestyle





In summary, this mid-terrace house on Bonnywood Avenue presents an excellent opportunity for anyone seeking a comfortable and spacious living environment in a welcoming neighbourhood. Do not miss the chance to make this charming property your new home.

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 window Blinds
All Light Fittings except for the lounge light fitting
Fitted Fire surround
Tall free standing Fridge Freezer
Free standing Washing Machine
Integrated Dish Washer
Single stainless steel finish electric Oven
Four burner gas Hob
Feature glass and chrome Extractor
Dining table and four chairs

Lounge:
13'3" x 13'11"

Dining Kitchen
8'3" x 13'11"

Bathroom:
6'2" x 5'5"

Master Bedroom:
11'1" x 13'5"

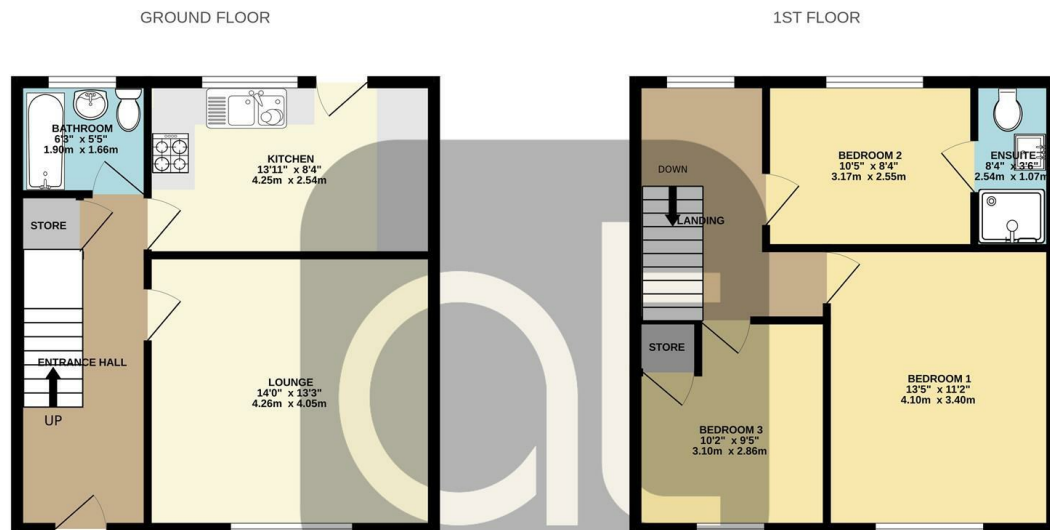


- Immaculately presented three bed Mid Terraced Villa
- Private driveway to accommodate two cars
- Modern Kitchen with dining area and all appliances will form part of the sale
- Bathroom is fitted with a feature "Rain Shower" over the bath
- Bedroom two has an en-suite fitted
- All bedrooms are very generously sized
- Loft is floored and fitted with a "Ramsay Loft Ladder"
- Landscaped rear gardens
- Council Tax Band: B
- Over all floor area:

Bedroom Two
8'4" x 10'4"

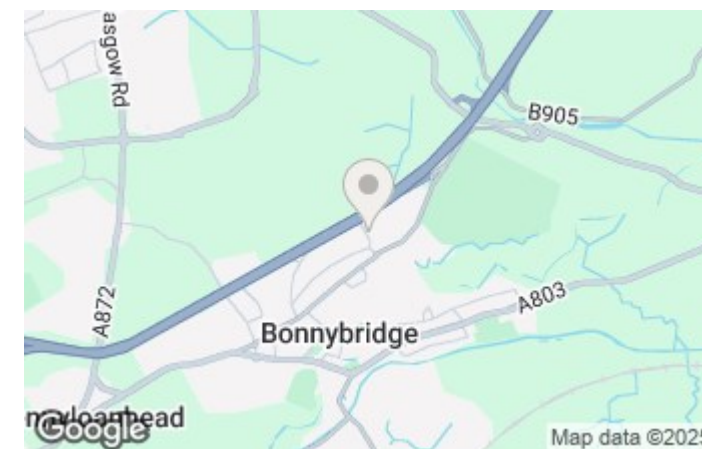
En-suite:
3'6" x 8'3"

Bedroom Three
9'4" x 10'2"



24 BONNYWOOD AVENUE

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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