



Foxdale Place
Bonnybridge FK4 2FB

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



Alexander Taylor is delighted to bring to the open market this outstanding true family home, which is set within the ever popular "Greenacres Estate" within the village of Bonnybridge. EPR: C

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.

Where do we start!

Our client has carried out so many enhancements throughout, to offer a modern, bright, and spacious space, which does accommodate a growing family.

Firstly, the original house would have been four double bedrooms, however the garage has been converted to offer either an additional bedroom, as it is now or a further lounge, there are so many options for this room. Following on, you have a spacious lounge, open plan to dining area and double french doors which will give you access to the conservatory, which is a great space for enjoying the outside inside.





Wait until you see the stunning kitchen, which was fully refitted in 2019. The units are a modern, grey, with a co-ordinating worksurface. There is an insinkerator (waste disposal unit) fitted. All appliances will form part of the sale. We should point out that the dish washer and hob, were replaced only three months ago. There is a breakfasting area, where you will find double french doors give access to the rear gardens. The utility room is off the kitchen. The rear door was replaced four years ago.

The upper accommodation offers a spacious, master bedroom, complete with fitted wardrobes. There has been a slight alteration to the room, where the wall has been pushed back in to bedroom three, making for a far bigger bedroom. The en-suite was fully replaced in 2023. Bedroom two is a full double bedroom. Bedroom three is also a full double bedroom with double fitted wardrobes. Bedroom four, ladies wait until you see this, it is being utilised as a dressing/come office, its outstanding, please note all the fitted furniture will form part of the sale.

To conclude this property internally, the family bathroom, has been fully re-fitted to offer a spa bath, overhead thermostatic shower, and vanity units.

Externally the front gardens have been transformed into a feature paved drive, which can accommodate several cars. The rear gardens are a mix of feature paving, astro turf mature planting and all important "Garden Room." The garden room was renovated this year, byway of a new insulated roof, insulation to the walls and additional electrics installed. There is a large storage room to the rear, which is accessed externally, ideal for all your gardening tools.

The security system will form part of the sale and consists of, cameras to the front side and rear, this system runs through your phone, byway of an app.



Items included within the sale are:

All flooring
All fully remote-controlled blinds (except WC)
Integrated Dish Washer (Just replaced 3 months ago)
Integrated Microwave
Integrated Double electric Oven
Feature Extractor
Electric Hob (replaced 3 months ago)
American Fridge Freezer TBC
TV Bracket to lounge
TV brackets to all bedrooms
Garden Room with additional storage area
Security system

Lounge
12'4" x 17'0"

Dining Room
7'6" x 10'9"

Kitchen/Dining
10'10" x 15'10"

Utility
4'11" x 6'11"

Master bedroom
9'01" x 12'00"



- Sought after location
- Large conservatory: 2.75 x 4.22
- Garage conversion to bedroom five : 2.25 x 5.03
- Kitchen was replaced in 2019
- Boiler was replaced 5 years ago
- Bathroom 2020
- En-suite 2023
- Front Door May 24
- Garden room was refurbished and roof insulated in 2024
- External camera security system

En-suite
6'5" x 4'1"

Bedroom 2
8'0" x 11'6"

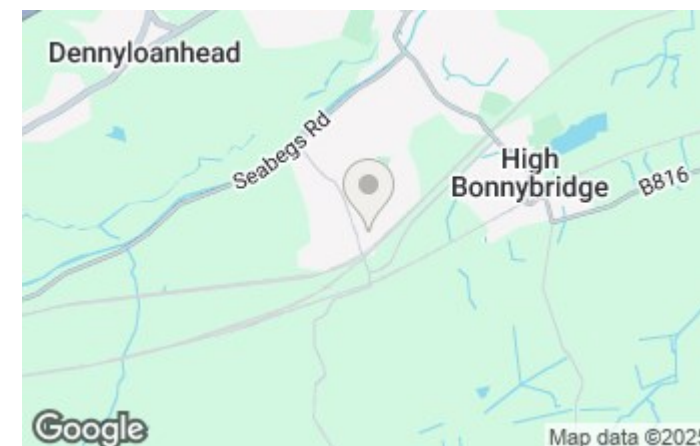
Bedroom 3
8'4" x 14'7"

Bedroom 4
8'8" x 8'6"

Bathroom
5'8" x 5'9"



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 error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix iC024



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Viewing strictly by appointment with the Agent.



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