



Atrium Way  
Bonnybridge FK4 2DP

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





Nestled in the highly sought-after location of Atrium Way, Bonnybridge, this charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,184 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The master bedroom is particularly noteworthy, featuring fitted wardrobes and a private en suite bathroom, ensuring a tranquil retreat. EPR: C

The bungalow comprises a spacious reception lounge, that invites natural light, creating a warm and welcoming atmosphere. The kitchen is fully equipped with all necessary appliances and is complemented by a separate utility room, providing ample space for household tasks.



With two bathrooms in total, the main bathroom benefiting from a four piece suite, this home caters well to family living, ensuring that morning routines run smoothly. The property also benefits from parking for up to several cars, a valuable asset in this desirable area.

The gardens, facing south, offer a delightful outdoor space, perfect for enjoying sunny days and entertaining guests. Additionally, the boiler was replaced approximately five years ago, providing peace of mind regarding the property's heating system.



Built in 1998, this bungalow combines modern living with a homely feel, making it a fantastic opportunity for those seeking a comfortable and stylish residence in Bonnybridge. Don't miss the chance to make this lovely 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.

Where the property benefits greatly are 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.

Items included within the sale are;  
 All flooring  
 All Window blinds  
 All Light fittings  
 Free standing Washing Machine (sold as seen approx. 3-4 years old)  
 Free standing Dish Washer (sold as seen approx. 7 years old)  
 Double electric Oven (4 years old)  
 Four burner electric Hob  
 Feature glass and black Extractor  
 Free standing fire to lounge  
 All bathroom fixtures  
 Free standing wardrobes to bedroom two  
 Shelving to bedroom three  
 Garden Shed

**Lounge:**  
 13'9" x 17'0"

**Bedroom 3 /Dining Room**  
 10'1" x 10'6"

**Breakfasting Kitchen:**  
 9'5" x 9'4"

**Utility Room:**  
 4'11" x 7'6"

**Master Bedroom:**  
 12'9" x 13'4"

- Outstanding 3/4 Bedroom Detached Bungalow
- Internal floor area is 1184 square foot
- Boiler was replaced approximately 5 years ago and has been yearly serviced
- Master bedroom en-suite
- Four piece bathroom suite
- Fitted wardrobes to master bedroom and bedroom two
- Kitchen complete with all appliances
- Separate utility room
- Large rear gardens of a south aspect
- Mono block driveway, which has been professionally sealed

**Master En-suite:**  
 4'8" x 9'9"

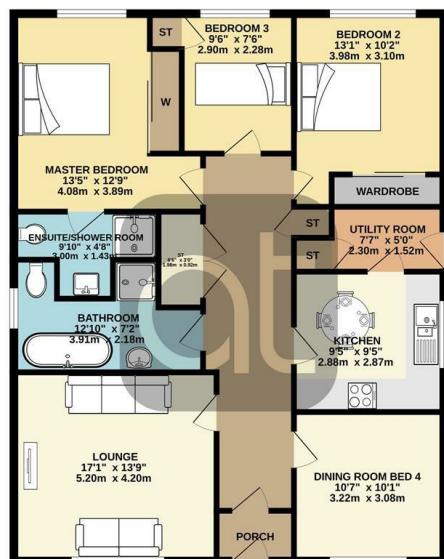
**Bedroom Two:**  
 10'2" x 13'0"

**Bedroom Four/Three:**  
 7'5" x 9'6"

**Bathroom:**  
 6'9" x 12'9"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are for illustrative purposes only and are not intended to represent the actual condition of the property. Measurements are to the nearest 10mm. Made with floorplan 3.0.0.0. © 2025



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