



Singers Place  
Bonnybridge FK4 1FD

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



Alexander Taylor is delighted to bring to the open market, this outstanding five bedrooms, three public and four bathrooms. The property is in immaculate condition throughout. EPR:C

The subject is set within a highly desirable known locally as "Singers Place," which was completed by "Barratt Homes." The rear gardens enjoy a desirable south-west aspect, allowing for plenty of sunlight throughout the day. With no properties directly behind, you can relish in the added privacy that this home provides. This delightful villa is not just a house; it is a sanctuary where you can create lasting memories.

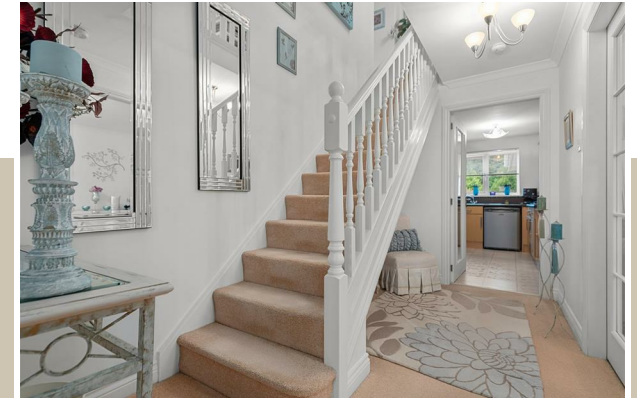


Internally the space that this home offers, is seldom seen in today's market. You will find a spacious lounge, separate dining room, amazing "Garden Room," dining Kitchen. The kitchen and utility room will come complete with all appliances, which will include the free-standing appliances.

The upper accommodation, offer four full bedrooms, two ensuite bathrooms and a family bathroom. Bedroom five is a single bedroom, which is ideal as a nursery or a home office. I have seen this property, with an opening from the master bedroom, into bedroom five, giving you a sizable dressing room.



On a more practical basis, the heating is supplied by a gas fired system. The windows and doors are all UPVC double glazed units. There are fitted wardrobes to the master bedroom, and bedroom four. All bathrooms have fitted vanity units, and all showers are thermostatic showers, which gives you a far greater pressure than an electric shower. The loft is partially floored. There is a storage cupboard to the ground floor utility room and there is a cupboard to the upper hallway.



Externally, you will find that the front and rear gardens have been fully landscaped, with a buff-coloured paving, and feature walls to match. There is a generous sized patio area, and to one side of the property, there is a large garden shed, which will form part of the sale. The paving a feature wall continue to the front gardens. There is a single garage and a mono block drive which can accommodate two cars.

Finally, you will not find a property of this size, which is in such good condition, throughout. The immaculate condition is a true credit to the current owner. Couple with this and location, we are expecting an elevated level of interest, and we would advise any interested party to act quickly.

Items which included within the sale are:

All Flooring  
All window Blinds  
All Light fittings  
A single electric Oven  
Four burner Gas Hob  
Integrated Extractor  
Free standing Fridge Freezer (within garage)  
Free standing Washing Machine  
Free standing Dish Washer

**Lounge:**  
11'0" x 18'0"

**Dining Room:**  
9'4" x 13'1"

**Garden Room:**  
10'5" x 14'3"

**Dining kitchen:**  
11'9" x 17'2"

**Utility Room:**  
4'11" x 9'1"

- Immaculately presented five bedroom detached villa complete with Garden Room and two en-suite bathrooms
- Set within a highly sought after location, within a lovely smaller development
- The property was constructed by "Barratt Homes" and is known as "The Ascol" house type
- Space is at a premium with this home
- The rear gardens are of a south west aspect, with no properties to the rear, which gives you that extra privacy
- There are four double bedrooms and one single bedroom
- The master bedroom and bedroom two both have full en-suite facilities
- This is an outstanding home, where the attention to detail inside and externally is seldom seen in todays market
- The over all internal floor area covers

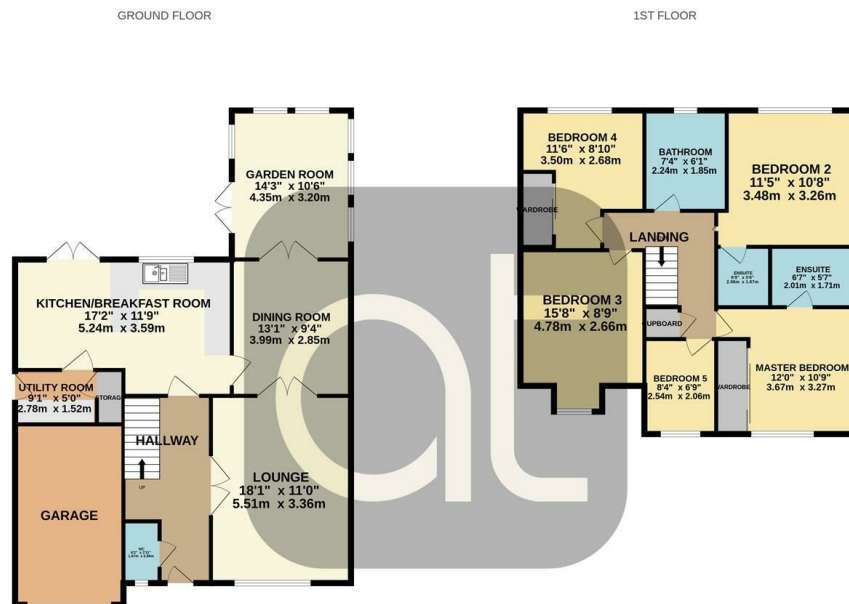
**W C :**  
2'10" x 6'1"

**Master Bedroom:**  
10'8" x 12'0"

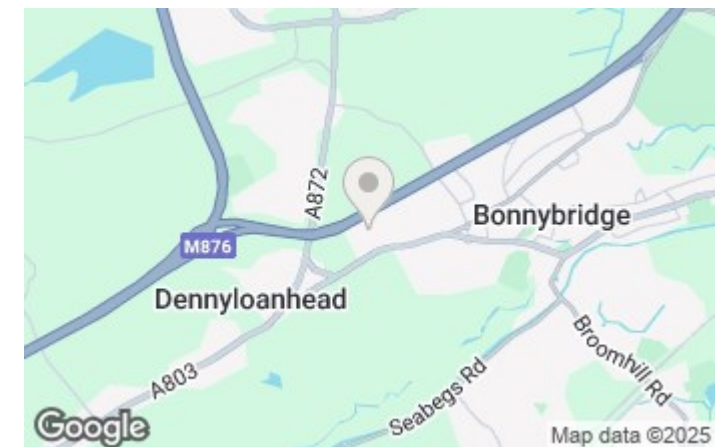
**Master En-suite:**  
5'7" x 6'7"

**Bedroom Two:**  
10'8" x 11'5"

**Bedroom Two En-suite:**  
6'9" x 5'5"



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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