



1 Smeaton Drive  
Bonnybridge FK4 1AS

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





Alexander Taylor is delighted to bring to you, this outstanding Detached Family home, which offers super room sizes throughout. We should also like to bring to your attention, that the property is in immaculate condition. EPR: B

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 community pharmacy. 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.

Now let us see what this outstanding family home has to offer.



Internally it is very seldom, that you would see such room sizes. The overall floor area is 116 Square Meters/1248 Square Foot. On offer you will find a bright and spacious dual aspect lounge, which runs the full depth of the house. I would say that the family dining/kitchen, is the heart of this beautiful home. Here you will find a stunning fitted kitchen complete with integrated appliances and space for a free-standing fridge freezer. A large breakfast bar, ideal for that lazy coffee and ample room to support a family sized dining suite and sofa. There are also double french doors with glass side lights and windows which lead out to the south facing garden. It truly is an amazing family space. The utility room offers additional storage, and appliance spaces, our client will be leaving the free-standing Washing Machine. The WC is off the entrance hallway and gives access to a large cupboard complete with plug socket, ideal for your Hoover etc.

The upper accommodation offers great room sizes, with the primary having a spacious en-suite. What you have here is a truly beautiful family home, which is in immaculate condition throughout.





On a more practical basis the heating is provided by a gas fired system, with the boiler being the original boiler, approximately seven years old. The boiler was serviced around three months ago. There is dual heating in place, where you can have the upper and lower floors at different temperatures. Storage can be found within the lower hallway and the WC. Storage to the upper floor is by way of two large cupboards within the upper landing area. The loft is accessed via the upper landing. The garage is fitted with lights and electrical sockets.

Externally, due to its corner plot positioning, the property offers large front, rear and side wraparound gardens. The kitchen french doors lead to a south westerly facing feature patio area with low maintenance "Astro Turf" ideal for relaxing or entertaining. The driveway can accommodate several cars, and the garage is a single detached garage.

This is a rare opportunity to acquire a true family home, which is in "Turn key" condition throughout.



Items which are included within the sale are:

All Flooring  
All Window Blinds  
All light fittings  
Single electric Oven  
Four burner Gas Hob  
Feature canopy style Extractor  
Integrated Dish Washer  
Free standing Washing Machine  
The boiler was last serviced 09/04/2025.

**lounge:**  
10'10" x 19'9"

**Family, Dining, Kitchen**  
12'6" x 19'9"

**Utility Room:**  
5'11" x 7'10"

**W C :**  
3'7" x 5'4"

**Master Bedroom:**  
8'7" x 10'11"



- Small development, set on the edge of open countryside
- A short drive to Camelon Train Station, with connects to Glasgow, Stirling and Edinburg
- Internal floor area covers 116 square meters/ 1248 square feet
- Constructed by Barratt Homes approximately 7 years ago
- Outstanding family, dining, kitchen
- All kitchen appliances will form part of the sale with the exception of the Fridge Freezer
- Master en-suite shower room
- Four double bedrooms
- Landscaped, south westerly facing rear gardens
- Detached single garage

**Master En-suite:**  
4'4" x 6'11"

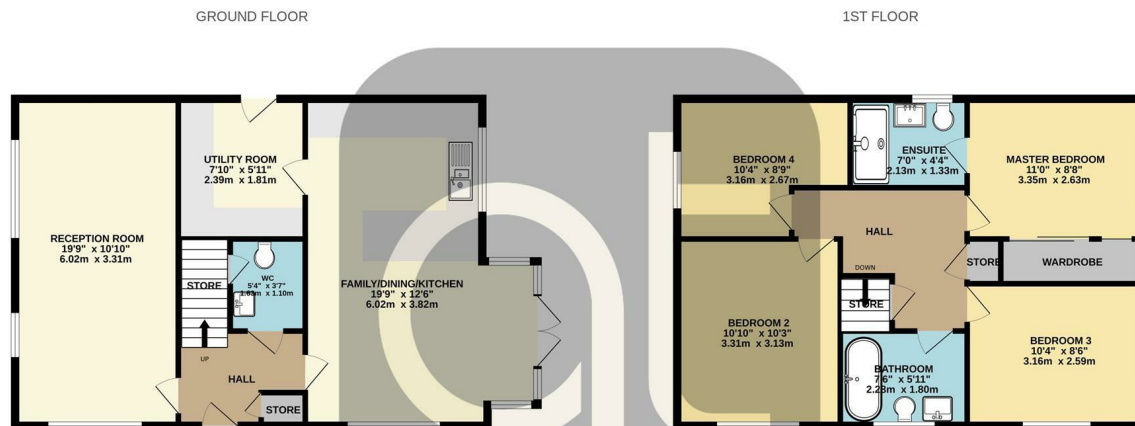
**Bedroom Two**  
10'10" x 10'3"

**Bedroom Three:**  
8'5" x 10'4"

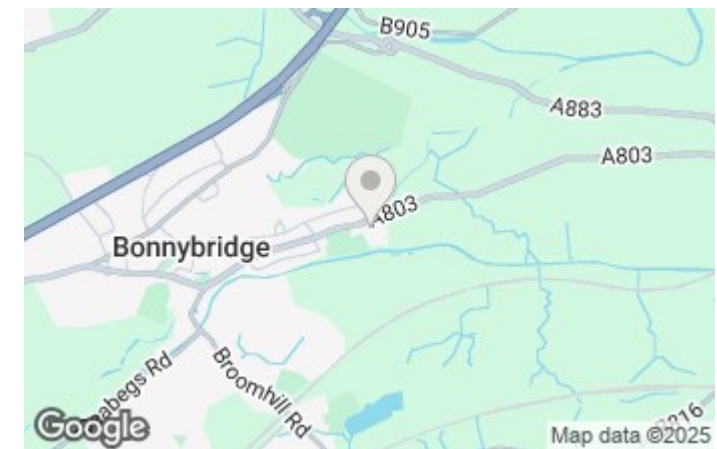
**Bedroom Four:**  
8'9" x 10'4"

**Family Bathroom:**  
5'10" x 7'5"





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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Viewing strictly by appointment with the Agent.



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