



42 Smeaton Drive  
Bonnybridge FK4 1AS

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





Nestled in the charming Smeaton Drive, Bonnybridge, this exquisite, detached house offers a perfect blend of modern living and serene countryside charm. The property is part of a small, award-winning development completed by the reputable Barratt Homes, ensuring high-quality construction and design.

Situated on the edge of beautiful open countryside, this home offers a tranquil setting while still being just a short drive from Camelon train station, which provides speedy access to both Glasgow and Edinburgh. For those who enjoy the outdoors, a lovely walk into Bonnybridge village is just moments away, allowing you to explore local amenities and the community.

This stunning home is offered to the market in immaculate condition throughout, it is in show home condition and is a true credit to the current owners.

Now let us have a closer look at what this gem of a home has to offer:



Upon entering, you will find an immaculate interior that has been thoughtfully enhanced to provide a comfortable and stylish living space. The house boasts a spacious reception room, ideal for entertaining guests or enjoying family time. There is the addition of a study room, or if required this could also be a fifth bedroom. The bespoke fitted wall hung desk will form part of the sale. There are four well-proportioned bedrooms, including three full double bedrooms and a large single, there is ample space for family and guests alike. Each bedroom is equipped with fitted wardrobes, and an additional dressing room adds to the convenience and luxury of this home. The fitted furniture within the dressing room will form part of the sale.

The property features three modern bathrooms, with the main bathroom benefiting from a shower over the bath, ensuring that morning routines are a breeze for everyone in the household.

Storage is available off the ground floor hallway and there is a large boiler cupboard within the upper hallway.





Externally, the rear gardens are fully landscaped, and offer a southwest aspect, which is just perfect for all those evening barbeques. There is a detached single garage and additional parking for up to four cars, making it easy for you and your visitors to come and go.

This delightful property is perfect for those seeking a spacious family home in a picturesque location, combining the best of both rural and urban living. Do not miss the opportunity to make this stunning house your new home.

Items included within the sale are:

All Flooring  
All Window blinds  
All Light fittings  
Integrated tall Fridge Freezer  
Integrated Dish Washer  
Single electric Oven  
Feature canopy style Extractor  
Four burner Gas Hob  
TV bracket to family area of Kitchen  
Free standing Washing Machine (7 years old)  
Free standing Tumble Drier (7 years old)  
Wall shelf to hallway  
Fitted desk to bedroom 5/office.  
Free standing furniture to dressing room.

**Lounge:**  
14'11" x 11'11"

**Bedroom Five/Study:**  
10'07" x 6'08"

**Family Dining Kitchen**  
11'01" x 19'07"

**Utility Room:**  
9'00" x 5'08"

**W C :**  
3'09" x 6'00"

- Small award winning development, which was completed by "Barratt Homes"
- Sits on the edge of beautiful open countryside
- Minutes drive to Camelon train station, which offers speedy access to Glasgow and Edinburg
- Lovely walk into Bonnybridge village
- Immaculate accommodation throughout
- Many enhancements have been carried out
- Three full double bedrooms and large single bedroom
- Fitted wardrobes to all bedrooms and a further dressing room
- Outstanding Family, Dining Kitchen, all appliances will form part of the sale
- Beautifully landscaped rear gardens, which are south west facing

**Master Bedroom:**  
13'11" x 12'00"

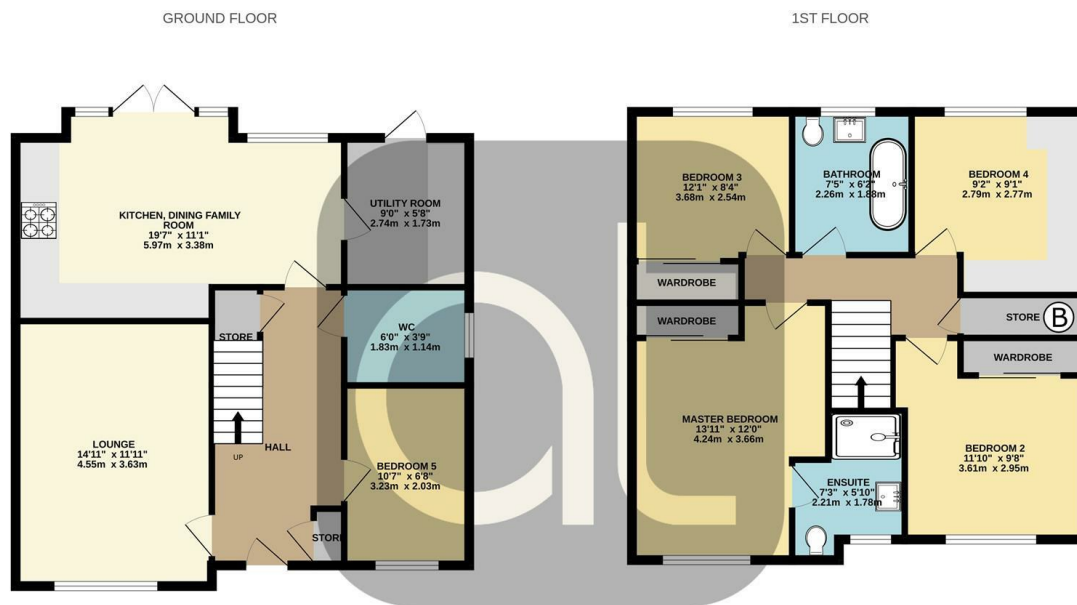
**Master En-suite:**  
5'10" x 7'03"

**Bedroom Two:**  
11'10" x 9'08"

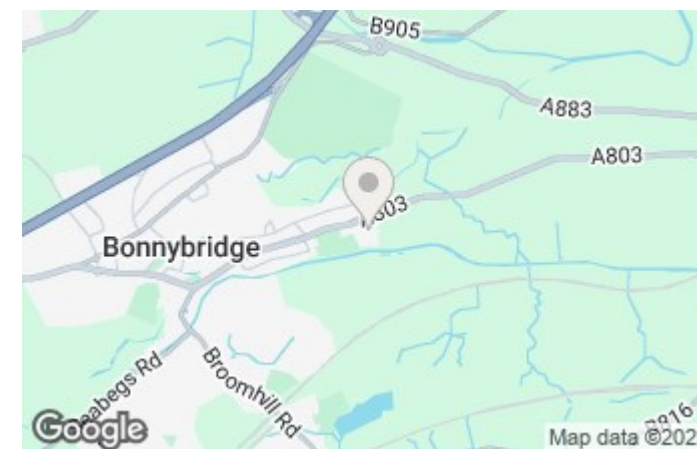
**Bedroom Three:**  
12'01" x 8'04"

**Bedroom Four:**  
9'01" x 9'02"





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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