



BONNYBRIDGE

63 ROMAN ROAD

O/o £214,995

Beautifully presented 3 bed semi-detached home adjacent to countryside

Modern family home - Private landscaped rear garden - Private driveway & Garage - Contemporary interior - EER C



- Semi-detached family home
- Modern interior
- Landscaped gardens
- Three double bedrooms
- Stunning countryside views
- Private driveway and garage
- Beautiful contemporary décor
- Energy efficiency rating C

A beautifully presented **three bedroom semi-detached home** with a modern interior and stunning countryside views. Presented to the market by award winning local agent Kelvin Valley Properties, this family home on Roman Road in Bonnybridge benefits from being situated nearby local amenities and schooling. Internally there is a large lounge to the front, a modern fitted kitchen/dining area, a downstairs cloaks, three double bedrooms (one en-suite) and a fitted bathroom. Externally there are garden areas laid to lawn at the front and rear. In addition, the property has a garage and a private driveway. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with windows to the front and contemporary décor accompanied with a media wall with integral fire. Void at back of media wall for cabling and mounting a TV. The opposite wall is wallpapered. Plenty of space for furniture in this room. Carpeted floor area.



KITCHEN/ DINING AREA

Modern fitted kitchen with modern storage units and extensive work surfaces. Integral sink, oven, hob, and hood. Cupboard offering excellent storage. The dining area offers ample space for a table and chairs. Sliding patio door opening onto rear garden. Herringbone style flooring.



BEDROOM 1/ EN-SUITE

Principle bedroom with a fitted wardrobe offering excellent storage. Windows to the rear. Feature wall with neutral décor. Ample space for bedroom furniture. Carpeted flooring in this room. En-suite with shower in enclosure, wash hand basin in vanity unit and W.C.



BEDROOM 2

Another double bedroom, this time with windows to the front and ample space for furniture. Fitted mirrored wardrobe in this room. Carpeted floor area.

BEDROOM 3

A third double bedroom with windows to the front. Carpeted floor area and ample space for bedroom furniture.

BATHROOM

Modern fitted bathroom with a shower over the bath, heated towel radiator, wash hand basin in vanity unit and W.C. Textured glass window to the side. Vinyl flooring.

CLOAKS

Useful downstairs cloaks with a wash hand basin and W.C.

GARDENS, GARAGE & DRIVEWAY

To the front of the property, there is a section of garden, a garage and driveway. The property also boasts a rear garden laid to a lawn with a decking area. Superb views to the side from this fantastic outdoor space.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

A beautifully presented family home on Roman Road in the countryside location of Bonnybridge. The property boasts a spacious and modern interior. Externally there are garden areas to the front and rear, a driveway and garage. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Bonnybridge offers a number of amenities including shops, health, leisure and sports facilities as well as a nearby primary school. There are local tourist attractions and easy access to all of central Scotland. Camelon railway station is close by and provides commuter links with Glasgow, Edinburgh & Stirling. The M876 motorway is locally accessible, and leads directly to the M80 and M9 for Stirling or Glasgow and the M9 to Edinburgh.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2649**



Post Code for Sat Nav

FK4 2DE