



7 Grahamsdyke Road, Bonnybridge

Offers Over £145,000



7 Grahamsdyke Road

Bonnybridge, Bonnybridge

Spacious, light-filled home with lounge, large kitchen and dining, two double bedrooms, and versatile attic office. A large driveway with garage and two sheds included.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

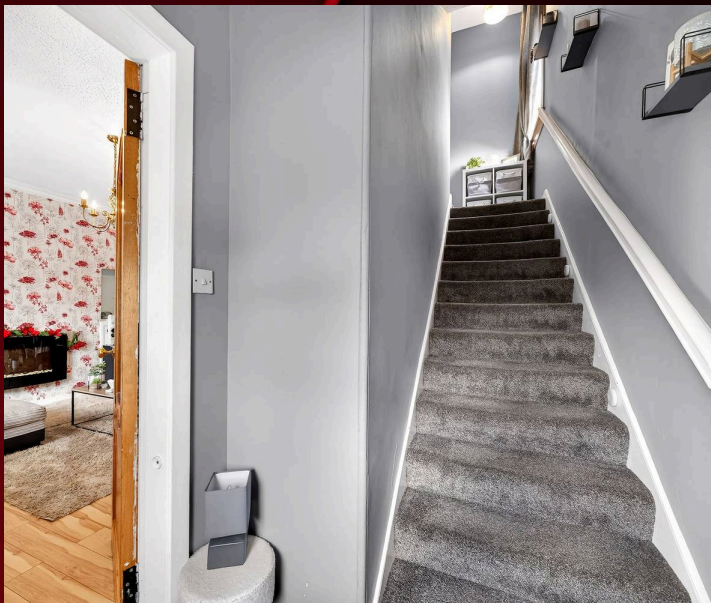
14' 2" x 13' 3" (4.32m x 4.03m)

The lounge is a bright and welcoming space, featuring a large front-facing window that allows for an abundance of natural light. The room is finished with stylish wooden flooring and neutral décor, creating a warm and versatile living area suitable for a range of interior styles. Additional features include a feature centre light, decorative coving finishes, and a radiator for comfort. An electric fireplace provides a cosy focal point, perfect for relaxing evenings. The lounge also offers convenient access through to the kitchen, making it an ideal layout for both everyday living and entertaining.

Kitchen

18' 9" x 2' 2" (5.71m x 0.67m)

The kitchen is generously proportioned, offering a large and versatile space with ample room for dining, making it ideal for both everyday use and entertaining. A rear-facing window provides plenty of natural light, while a centre feature light enhances the bright and practical layout. The room is finished with tiled flooring. The kitchen is well-equipped with a range of storage cupboards and extensive worktop space, perfect for food preparation and organisation. It includes an electric oven with a four-ring hob, as well as space for a washing machine and a freestanding fridge freezer. A stainless steel sink with a modern mixer tap completes this functional and spacious kitchen. The dining area is fitted with laminated flooring and benefits from a radiator for added comfort. Additional features include a good-sized storage cupboard, offering valuable extra space for household items. The dining area also provides direct access to the rear garden via a PVC door.



Hallway

The hallway creates a welcoming first impression, accessed via a PVC front door. The area is finished with carpet throughout, adding warmth and comfort underfoot. A centre light enhances the space, while a window at the top of the stairs allows natural light to flow through, creating a bright and inviting atmosphere across all levels of the home.



Bedroom One

12' 9" x 10' 1" (3.88m x 3.07m)

The first bedroom is a spacious double room, thoughtfully designed for comfort and practicality. It features carpeted flooring and a front-facing window that fills the room with natural light. A radiator ensures the room remains warm, while a triple built-in wardrobe and an additional storage cupboard provide excellent storage options. The generous layout also allows ample space for free-standing furniture, making it a versatile and inviting retreat.

Bedroom Two

11' 1" x 10' 3" (3.39m x 3.13m)

The second bedroom is a comfortable double room with carpeted flooring and a rear-facing window that brings in natural light. A centre feature light and decorative coving add a touch of elegance to the space. A radiator provides warmth, making this bedroom a cozy and practical area suitable for relaxing or accommodating guests.

Attic/ Office Space

12' 9" x 9' 10" (3.88m x 3.00m)

The attic offers a versatile space, currently used as a home office, with access via a storage cupboard in the hall. A hatch and loft ladder provide convenient entry, making it easily accessible. The room is carpeted and features a Velux window, allowing natural light to fill the space. It also includes ample storage cupboards, electrical plugs and sockets, and a centre light, making it a practical and flexible area suitable for work, hobbies, or additional storage.



Bathroom

7' 9" x 5' 3" (2.37m x 1.61m)

The bathroom is stylishly finished with tile-effect laminate flooring and contemporary spotlights, creating a bright and modern space. A rear-facing opaque window provides natural light while maintaining privacy. The suite includes a bath with an overhead rainfall shower and an additional handheld attachment, complemented by wet wall panelling with tiled detailing over the bath area. A sleek vanity unit incorporates a sink with mixer tap and offers practical storage, while a towel radiator completes the room, adding both comfort and functionality.



FRONT GARDEN

The front garden features a gated entrance with a neat slab path leading to the front door, complemented by a well-maintained grass area, creating an inviting and attractive approach to the home.

REAR GARDEN

The rear garden is fully enclosed with a six-foot fence, providing privacy and security. It features a grassed area and a slabbed path, as well as two sheds with electricity. The garage also benefits from power and a light, and the driveway offers ample parking space, accommodating up to five vehicles.

DRIVEWAY

5 Parking Spaces

The driveway offers ample parking space, accommodating up to five vehicles.



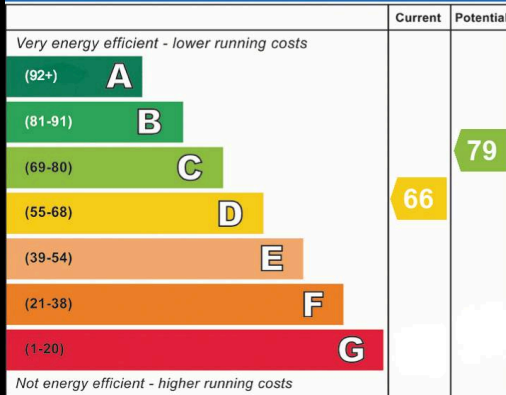
7 Grahamsdyke Road, Bonnybridge, FK4 2DF



Approx. Gross Internal Floor Area 1037 sq. ft / 96.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

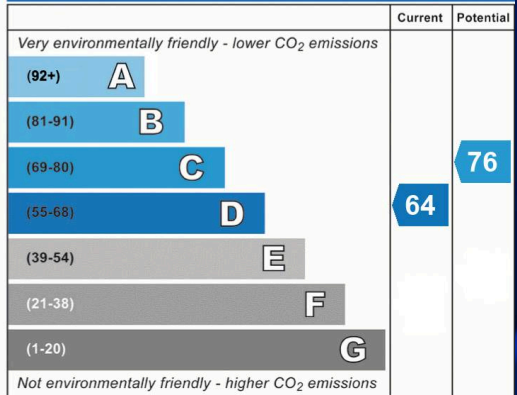


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

