

# 4 Linden Drive

BANKNOCK, BONNYBRIDGE, FK4 1LE



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



01324 467 050



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

*This beautifully presented mid-terraced home offers excellent sized family accommodation and is situated in this highly desired area of Bonnybridge*



This beautifully presented mid-terraced home offers excellent-sized family accommodation and is situated in this highly desired area of Bonnybridge. The property has been maintained by the present occupiers and is in good order throughout and benefits from double glazing, gas central heating and lovely enclosed gardens.

# THE LOUNGE/DINER



Coming through the front door, you find yourself in the entrance vestibule. A space perfect for kicking off the muddy wellies and hanging up your coat after a long walk, before entering your warm home. The open plan lounge and dining area is pleasantly located to the front of the property with a lovely window flooding the room with natural light.



# THE KITCHEN



The fitted kitchen is spacious and modern with a gas hob and integral appliances, providing an efficient workspace. The double doors leading out to the back garden provide an ample amount of natural light which really brings the kitchen to life. Attached is the utility which has an abundance of space for free-standing appliances.





On the second level landing, you are greeted with a large built-in storage cupboard and access to the bedrooms, bathroom and office space. There are two double bedrooms, all with sufficient space for free-standing furniture and a third room currently used as an office. The three-piece shower room is fully tiled and complete with a heated towel rail which is perfect for those winter months.

# THE BATHROOM



# BEDROOMS 1 & 2



# BEDROOM 3



There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and to the back of the property, the rear garden is patio style with low maintenance and is fully enclosed providing a safe environment for animals and children.

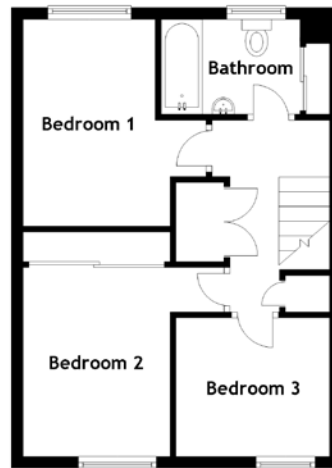
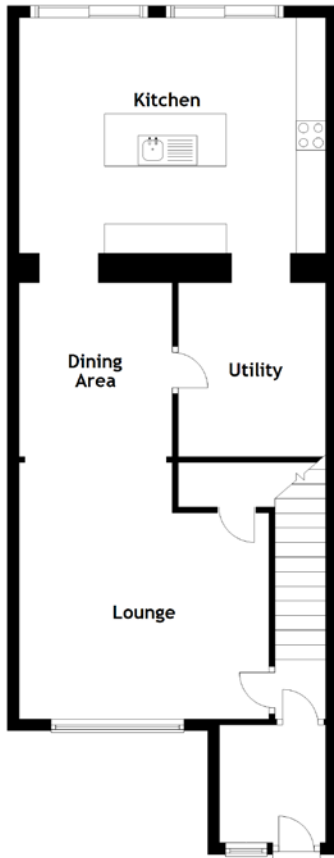
Early viewing is advised as this property will not be around for long!

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



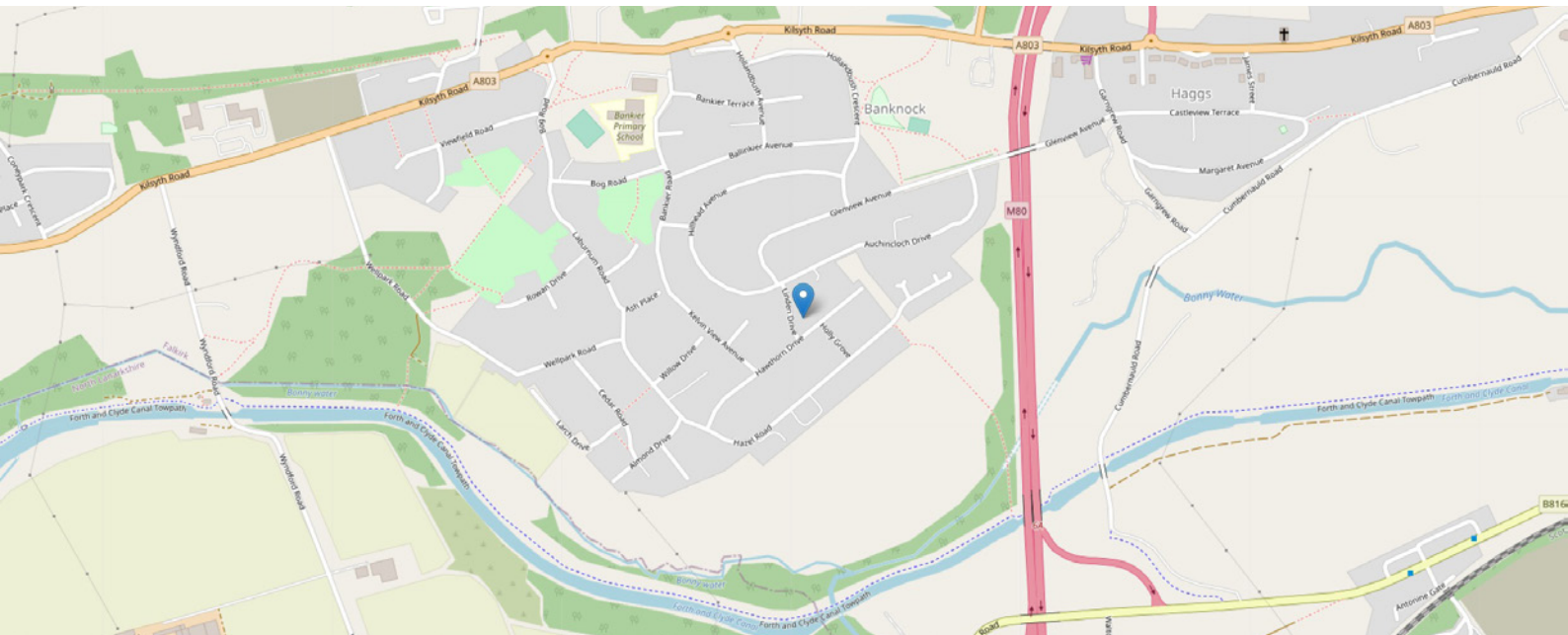
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.35m (14'3")
Dining Area	2.95m (9'8") x 2.60m (8'6")
Kitchen	5.20m (17'1") x 4.00m (13'1")
Utility	3.35m (11') x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")

Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	2.60m (8'7") x 2.35m (7'8")
Bathroom	2.80m (9'2") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1750.00



# THE LOCATION

The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately 4.0 miles West of Falkirk, 5.3 miles North-East of Cumbernauld and 8.3 miles South-Southwest of Stirling. The town is situated near the Bonny Water which runs through the town and lies North of the Forth and Clyde Canal.





Falkirk Wheel is a short drive away. To the South-East of Bonnybridge is a well-preserved section of the Antonine Wall and the remnants of Rough Castle Fort, the most complete of the surviving Roman forts of the wall. The village's thriving community centres around primary schools, local shops and the local golf course.

Easily accessed from the M80 dual carriageway approximately is approximately 3 miles away, the area is, therefore, ideal for commuting. The major trunk roads link Bonnybridge to the cities of Stirling, Glasgow and Edinburgh.

Falkirk itself offers a superb range of amenities and services including quality shopping, a range of leisure facilities and excellent schools.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01324 467 050

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MARK WATSON**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.