

# 36 Ochil Gardens

BONNYBRIDGE, FK4 2EF



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



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McEwan Fraser Legal are delighted to present to the market this beautifully presented 3-bed detached villa with a host of modern features inside and out. Fronted by a 2-car mono-bloc driveway with a patio area.

The spacious lounge diner stretches from front to back and benefits from lots of natural light flowing from the large window to the front and the patio doors to the rear. This flexible part of the accommodation would be suitable for various furniture configurations. The inner hallway features a generous storage cupboard under the stairs as well as a modern and well-appointed WC.

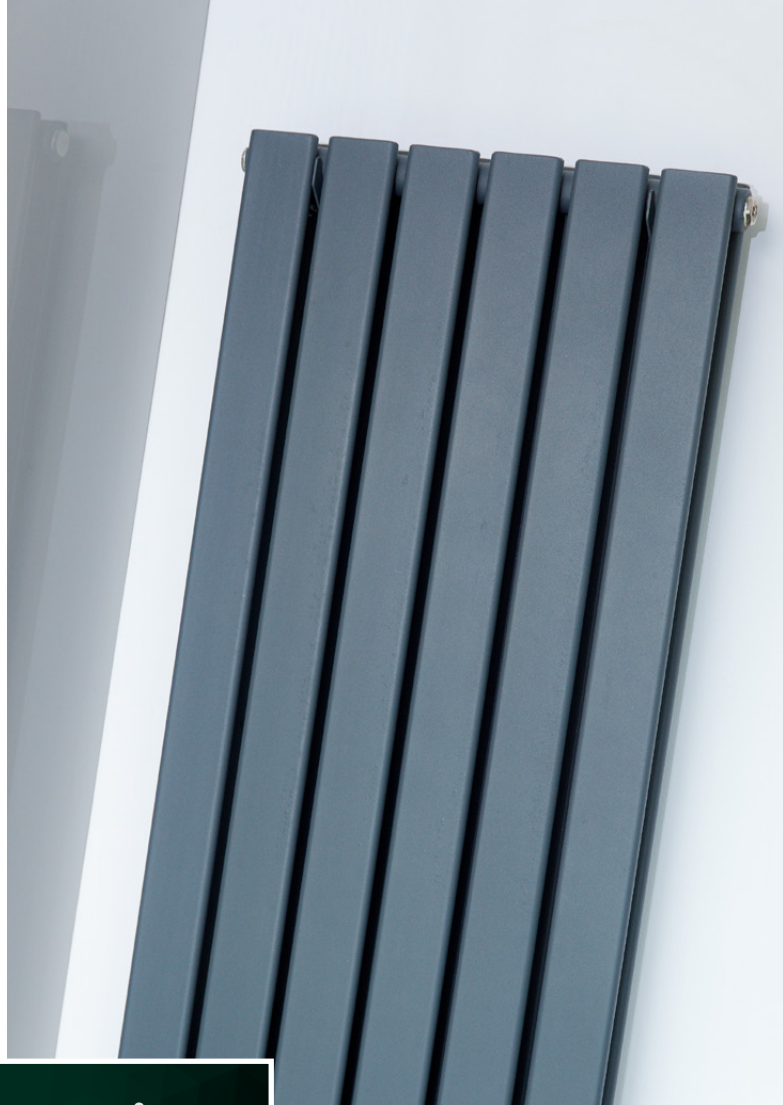




The simply stunning kitchen is modern and of very high-quality benefitting from top-of-the-range quartz worksurface and splashback with an integrated double oven and fridge freezer. It further benefits from an integrated washing machine and quality NEFF induction hob.







**Kitchen Details**





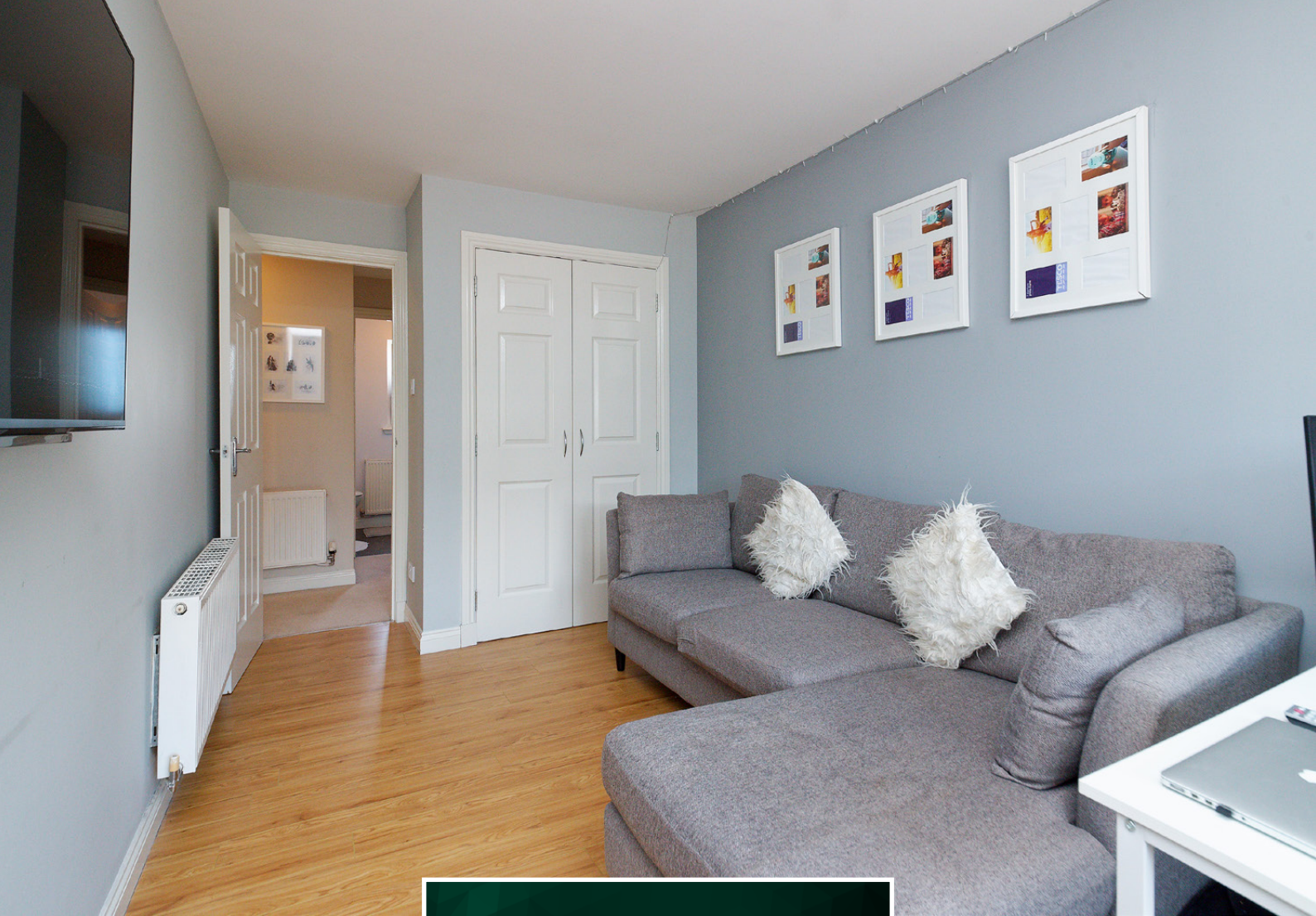
The upper accommodation features 3 generous bedrooms and 2 storage cupboards in the upper hallway. The master is a very generous double with a Juliette balcony. Features include carpets and built-in wardrobes. This bedroom further benefits from a beautiful en-suite with a tiled floor, modern suite, and walk-in shower cabinet. Bedroom 2 is a generous double with a built-in single wardrobe. Bedroom 3 is also a double, with laminate flooring and a double wardrobe.

The family bathroom is finished with quality grey vinyl flooring and a modern white suite. The bath features a mixer tap shower over bath and is complemented by a quality glass shower screen.









**Bedroom 2**

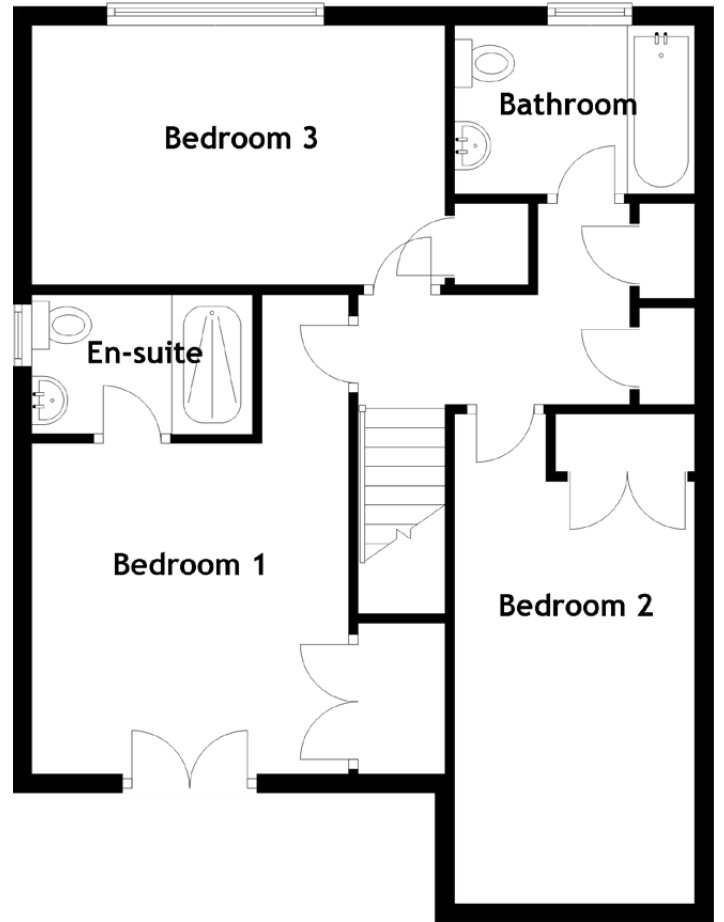
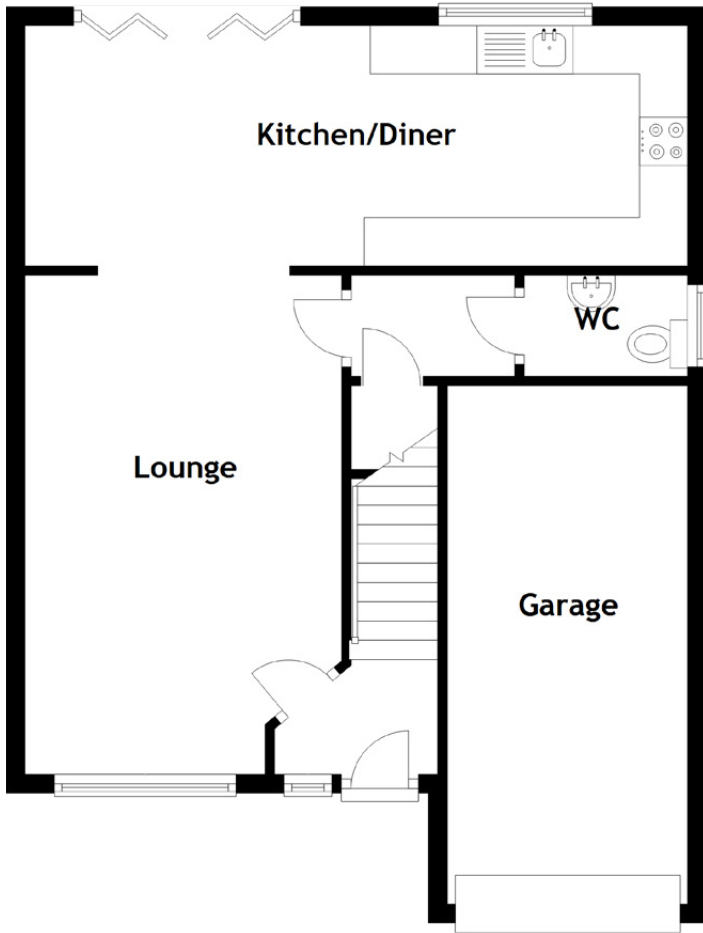




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.90m (22'8") x 2.50m (8'2")	En-suite	2.30m (7'6") x 1.45m (4'9")
Lounge	5.20m (17'1") x 3.30m (10'10")	WC	1.70m (5'7") x 1.05m (3'5")
Bedroom 1	3.44m (11'4") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 98m <sup>2</sup>	
Bedroom 2	5.10m (16'9") x 2.50m (8'2")	EPC Rating: C	
Bedroom 3	4.30m (14'1") x 2.70m (8'10")	Buyer's Premium Value: £3000	
Bathroom	2.50m (8'2") x 1.75m (5'9")		

The rear garden is private and enclosed meaning it is secure for young children and pets. There is modern grey finished decking and it currently benefits from an astroturf putting green. The property has the potential to extend into both garage and attic space, subject to local planning permission.



This beautifully presented property is finished to the highest quality inside and out and will prove to be very attractive when on the market therefore early viewing is essential to avoid disappointment.





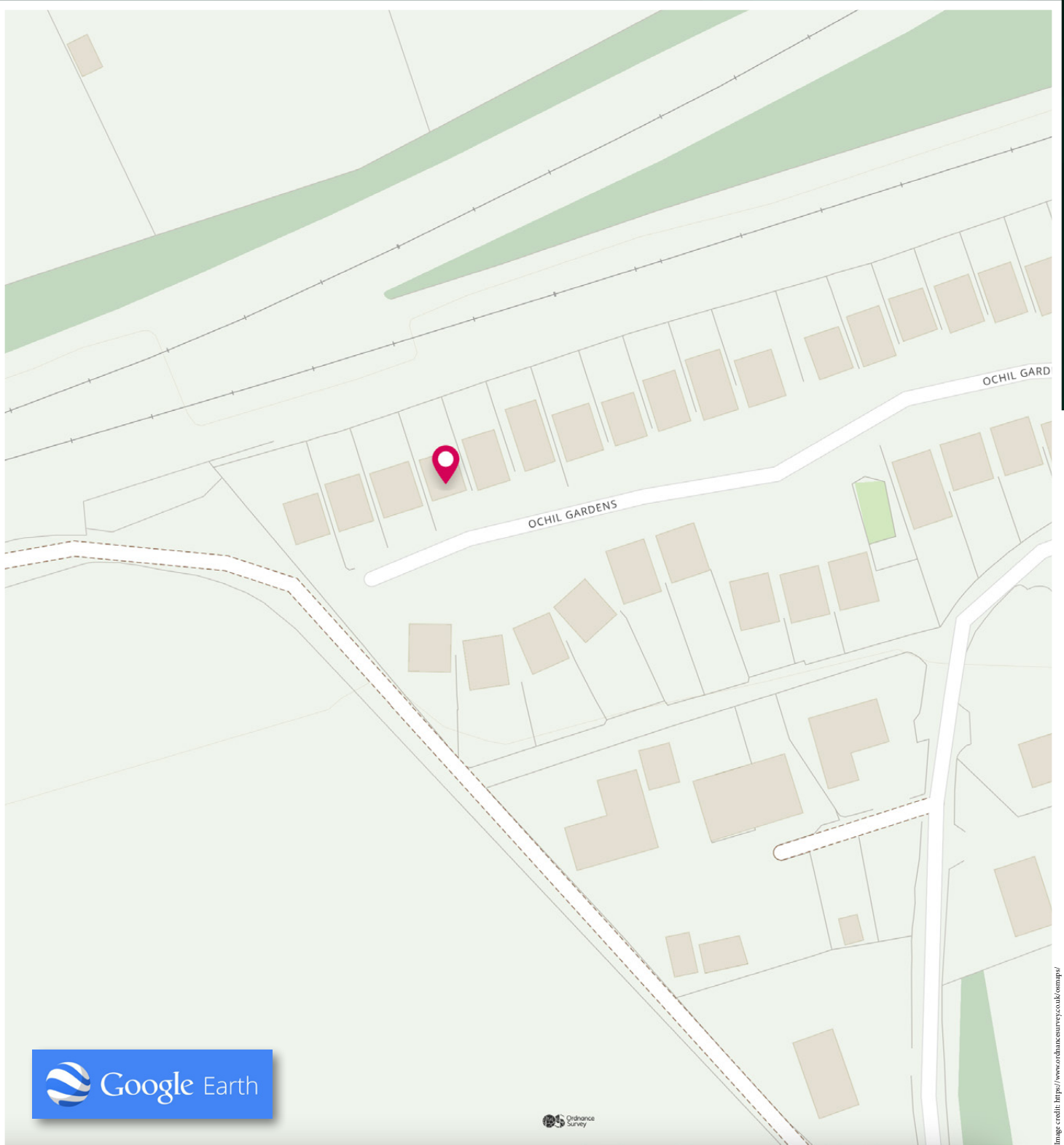


The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately 4.0 miles West of Falkirk, 5.3 miles North-East of Cumbernauld and 8.3 miles South-Southwest of Stirling.

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.

## The Location



# McEwan Fraser Legal

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