

74 Auchincloch Drive

BANKNOCK, BONNYBRIDGE, FK4 1LB



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



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

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



This beautifully presented end-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



Entering through the front door, you find yourself in the bright and airy hallway benefitting from the glass side panel and glass window at the front door. The spacious lounge has a feature fireplace that is pleasantly located to the front of the property with a lovely window flooding the room with natural light.

THE KITCHEN



The newly fitted kitchen is spacious and modern with grey flooring and modern grey worksurface over modern grey base and wall-mounted units. There is a fitted gas hob and double oven and a convenient black glass splashback over the hob, and an array of free-standing and integral appliances, providing an efficient workspace. The door leading out to the back garden provides an ample amount of natural light which really brings the kitchen to life.

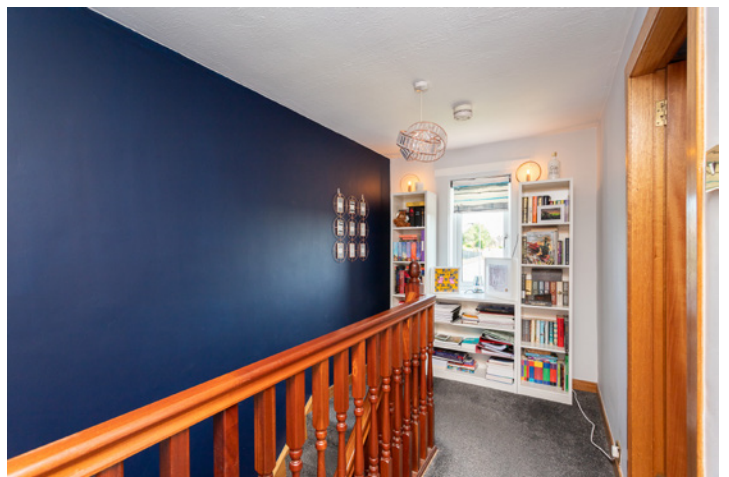


THE BATHROOM



The ground floor family bathroom is modern and complete with grey vinyl flooring and a modern white suite complemented with a reliable Triton shower over the bath.

On the second level landing, you are greeted with a large built-in storage cupboard and access to the 3 bedrooms. There are three double bedrooms, all with sufficient space for free-standing furniture.



BEDROOM 1



BEDROOM 2



BEDROOM 3



The rear garden is private, secure, and enclosed and benefits from 3 separate seating areas, 2x wooden sheds and an excellent summer house – the ideal place for entertaining. This area gives way to a very generous 4-car driveway for off-street parking. This property is in excellent condition inside and out.

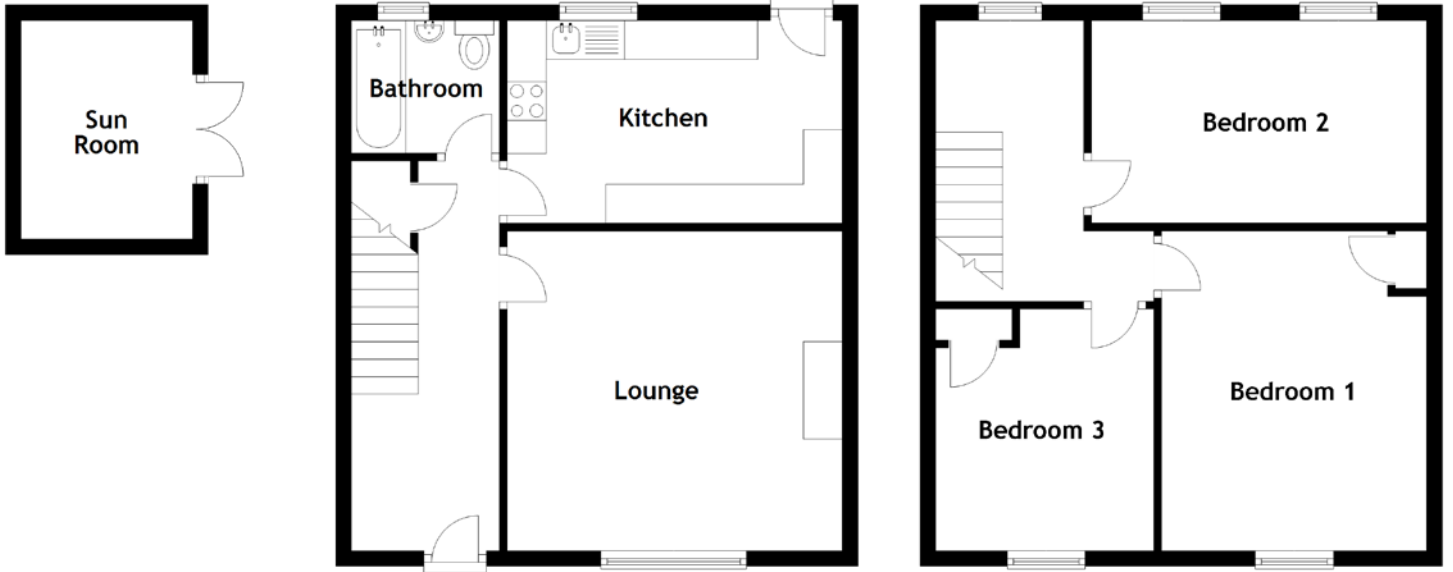
Early viewing is advised as this property will not be around for long!

EXTERNALS & SUMMER HOUSE





FLOOR PLAN, DIMENSIONS & MAP



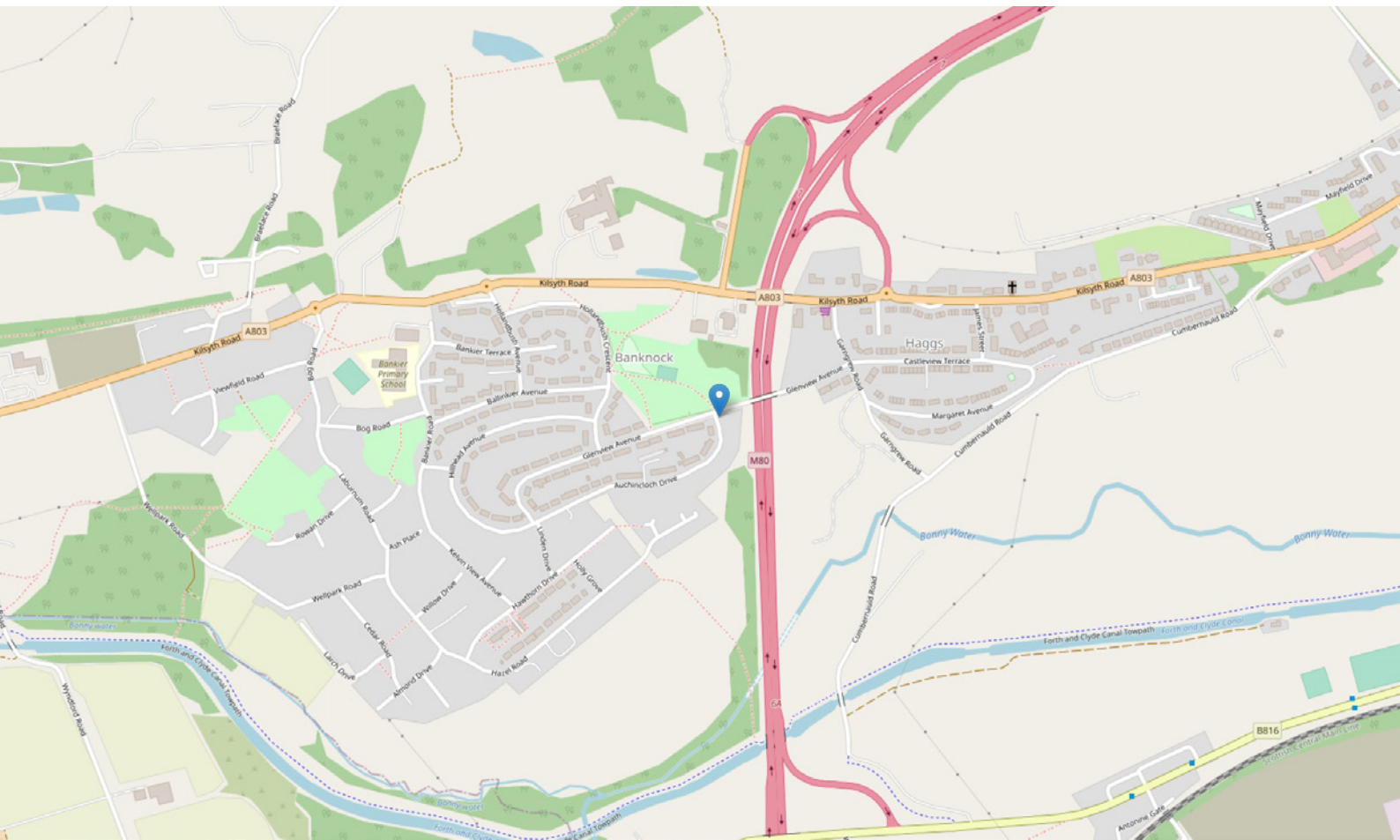
Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 4.10m (13'5")
 Kitchen 4.30m (14'1") x 2.60m (8'6")
 Bathroom 1.90m (6'3") x 1.70m (5'7")
 Bedroom 1 4.10m (13'5") x 3.40m (11'2")
 Bedroom 2 4.30m (14'1") x 2.60m (8'6")

Bedroom 3 3.10m (10'2") x 2.80m (9'2")
 Sun Room 2.80m (9'2") x 2.20m (7'3")

Gross internal floor area (m²): 87m²
 EPC Rating: C

Buyer's Premium Value: £1600.00



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.




Solicitors & Estate Agents

Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



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.