

# 25 Rankin Crescent

DENNYLOANHEAD, BONNYBRIDGE, FK4 1RA



*This fully upgraded semi villa is set in a lovely location  
and is sure to attract the more discerning buyers*



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25 Rankin Crescent is a delightful two-bedroom semi-detached family villa situated within a quiet residential setting. The property has been fully refurbished by the current owners and is truly in move-in condition. The property is accessed from a monobloc driveway which would easily accommodate three cars.

# THE LOUNGE



The entrance hallway boasts good quality grey laminate flooring which extends throughout much of the ground floor accommodation and leads to the spacious lounge which has been tastefully decorated in contemporary greys and black. There is a generous under stair storage cupboard to help to keep the property tidy and uncluttered.



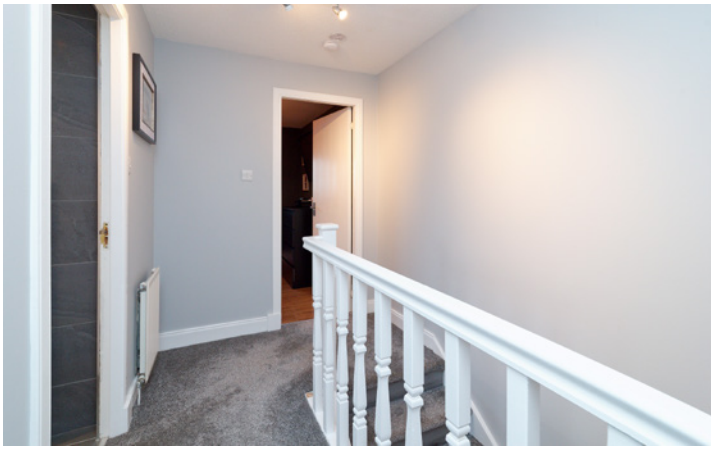
# THE KITCHEN



The bright and spacious dining kitchen benefits from lots of natural light from the large window and half glass back door. The contemporary grey worksurface and splashback are further complemented with white gloss base and wall units with floor level LED lights. A modern gas hob and electric oven are completed with a glass splashback and modern full height cooker hood. An integrated dishwasher and grey free-standing fridge freezer complete the kitchen space which has ample room for the dining table to one end.







The open staircase to the upper accommodation has a light grey carpet to treads and grey laminate risers. The carpet extends to the upper hallway. The attic space is insulated and partially floored and is accessed from the upper hallway by way of a fixed loft ladder.

The family bathroom is exquisite, from the large ceramic grey tiled floor to the modern white suite which includes an oversized bath with side-mounted taps for comfort incorporating and over the bath dual action shower with quality glass screen and a white panelled ceiling with recessed LED lighting. Large grey wall tiles with storage recesses are impressive and this room is completed with a smart mirror and large chrome heated towel rail.

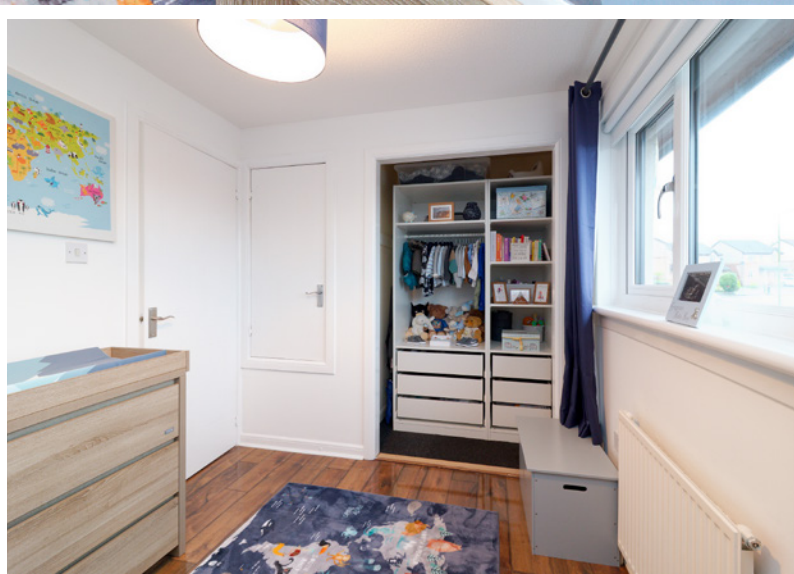
# THE BATHROOM





Bedroom one benefits from quality laminate flooring and an open aspect built-in wardrobe space with quality storage therein as well as a generous storage cupboard. Finished with white walls this room currently used as a nursery would easily accommodate a double bed with ample room for free-standing furniture.

# BEDROOM 1





Bedroom two is a generous double and also benefits from high-quality laminate flooring and generous built-in wardrobe space with quality units contained therein. Tastefully decorated with grey walls there is ample room for free-standing furniture and the views from this window reach far over the neighbouring fields to encompass the vast countryside beyond.

## BEDROOM 2

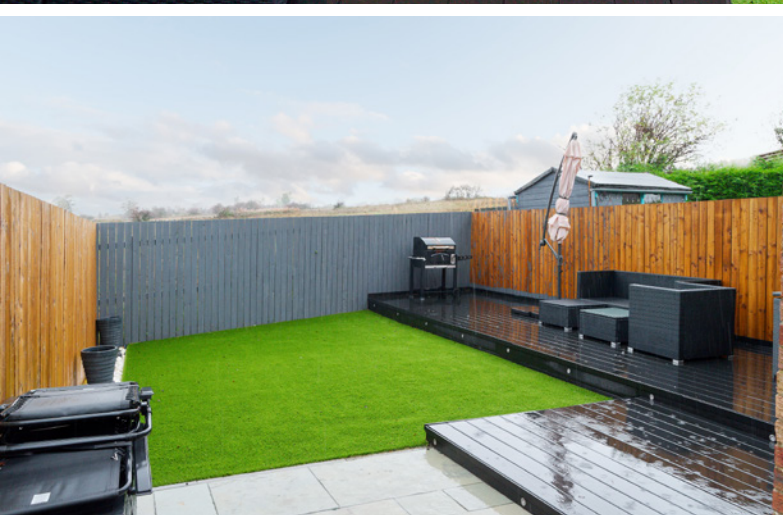




The rear garden is fully enclosed with modern fencing, two-tiered grey composite decking, an Astroturf lawn and has a modern uPVC shed to accommodate all sorts. This spectacular area is completed with an Indian sandstone patio area. A great space to entertain or enjoy that lovely afternoon or evening glass of wine to relax and enjoy the open landscapes beyond the pasture next door.

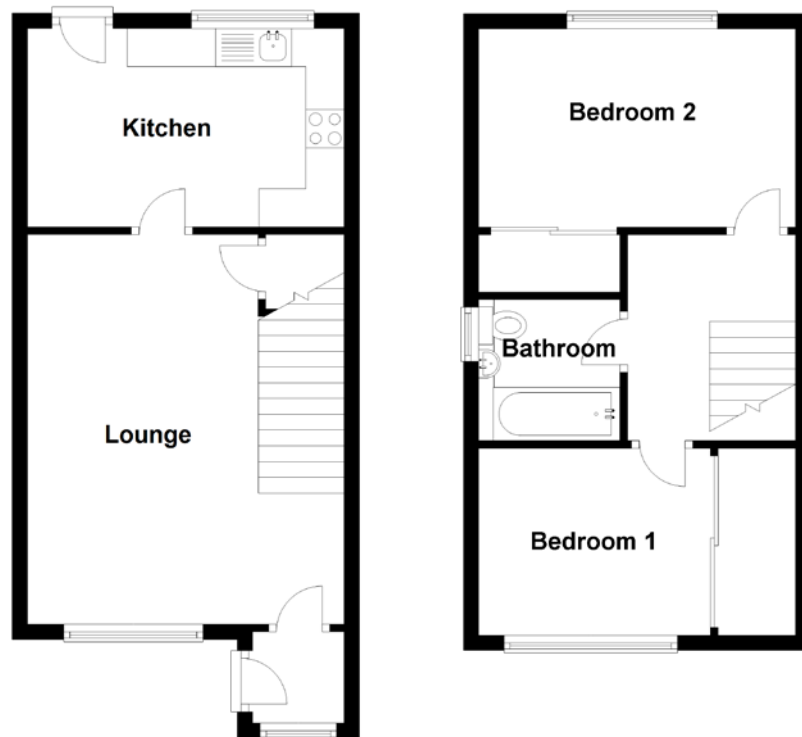
The home is kept warm and cosy with the modern double glazing and gas-fired heating system. As with any property with this quality of finish throughout, early viewing is strongly recommended to avoid disappointment.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

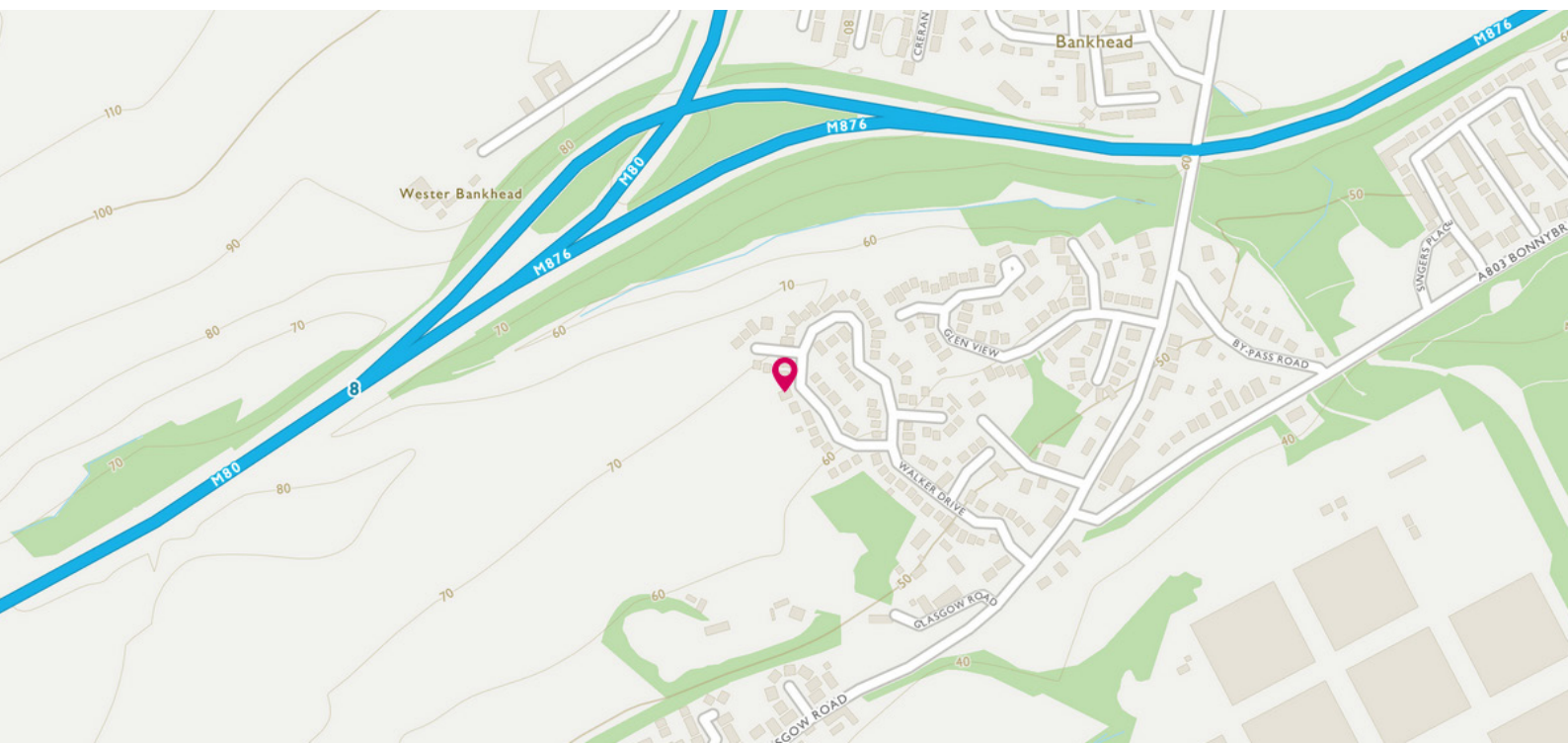


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	3.05m (10') x 2.40m (7'10")
Bedroom 2	4.10m (13'5") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Dennyloanhead is a small village on the outskirts of Bonnybridge with excellent commuter links. The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately four miles West of Falkirk, five miles Northeast of Cumbernauld and eight miles 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 only a thirty-minute walk along the canal path. To the Southeast 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 villages thriving community centres around primary schools, local shops, and the local golf course.

Easy access to the main motorway networks is less than one mile away, the area is therefore ideal for commuting. The major cities of Glasgow and Edinburgh can both be reached in under forty minutes. Falkirk and Stirling both offer a superb range of amenities and services including quality shopping, a range of leisure facilities and excellent schools.



  
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