

9 Coneypark Crescent

BANKNOCK, BONNYBRIDGE, FK4 1TT



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



01324 467 050



www.mcewanfraserlegal.co.uk



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. 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. Early viewing is strongly recommended for such a well-finished property.

Coming through the front door from the gated mono-bloc driveway and front garden, you find yourself in the entrance hallway with modern grey laminate flooring which extends into the spacious lounge. The lounge benefits from modern and tasteful décor, a large window with spectacular views over the Forth and Clyde Canal and a flexible space that will accommodate various furniture configurations. It also benefits from an electric wood burner-style fire.



The modern fitted dining kitchen is spacious and features a contemporary grey worksurface over gloss white base and wall-mounted units, a 5-ring gas hob, a built-in double oven and microwave and an integrated washing machine, providing an efficient workspace. There is also an adequate dining area and large storage cupboard. The ideal space for an aspiring chef to prepare a tasty meal.





The sun room has double aspect windows giving a comfortable space with under-floor heating and leads out to the back garden where this private and enclosed area has space for entertaining and two generous and secure storage sheds.



On the first-floor landing there is access to the bedrooms, and shower room. There are two double bedrooms, both with sufficient space for free-standing furniture and while bedroom 1 has built-in mirror wardrobes and a large storage cupboard, bedroom 2 has two storage cupboards. The three-piece shower room is very modern with a white suite and black storage with a quality walk-in glass shower cabinet featuring a dual-action shower with grey walls and a contemporary grey heated towel rail.



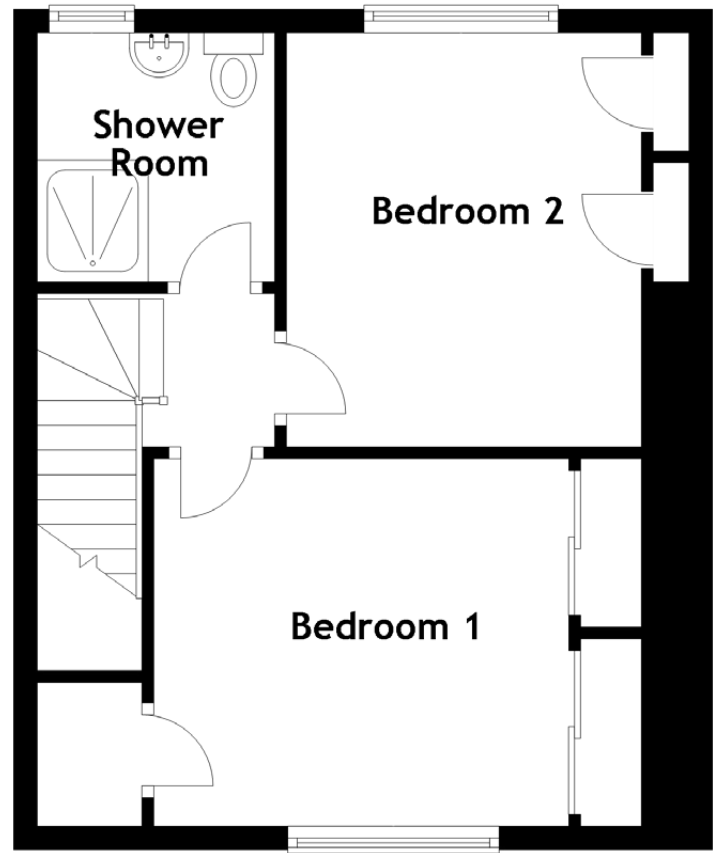
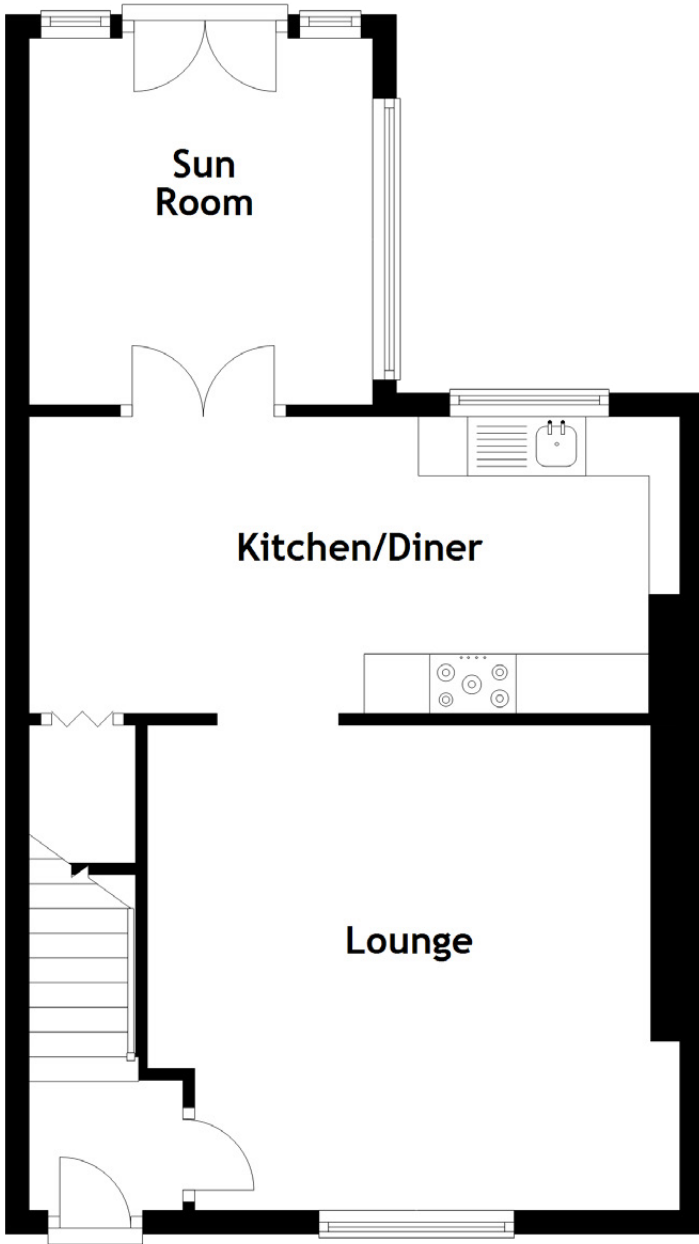


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	4.10m (13'5") x 4.10m (13'5")
Kitchen/Diner	5.50m (18'1") x 2.50m (8'3")
Sun Room	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 3.11m (10'2")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")

Shower Room	2.10m (6'11") x 2.00m (6'7")
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Gross internal floor area (m²): 84m²

EPC Rating: C

Buyer's Premium Value: £1750

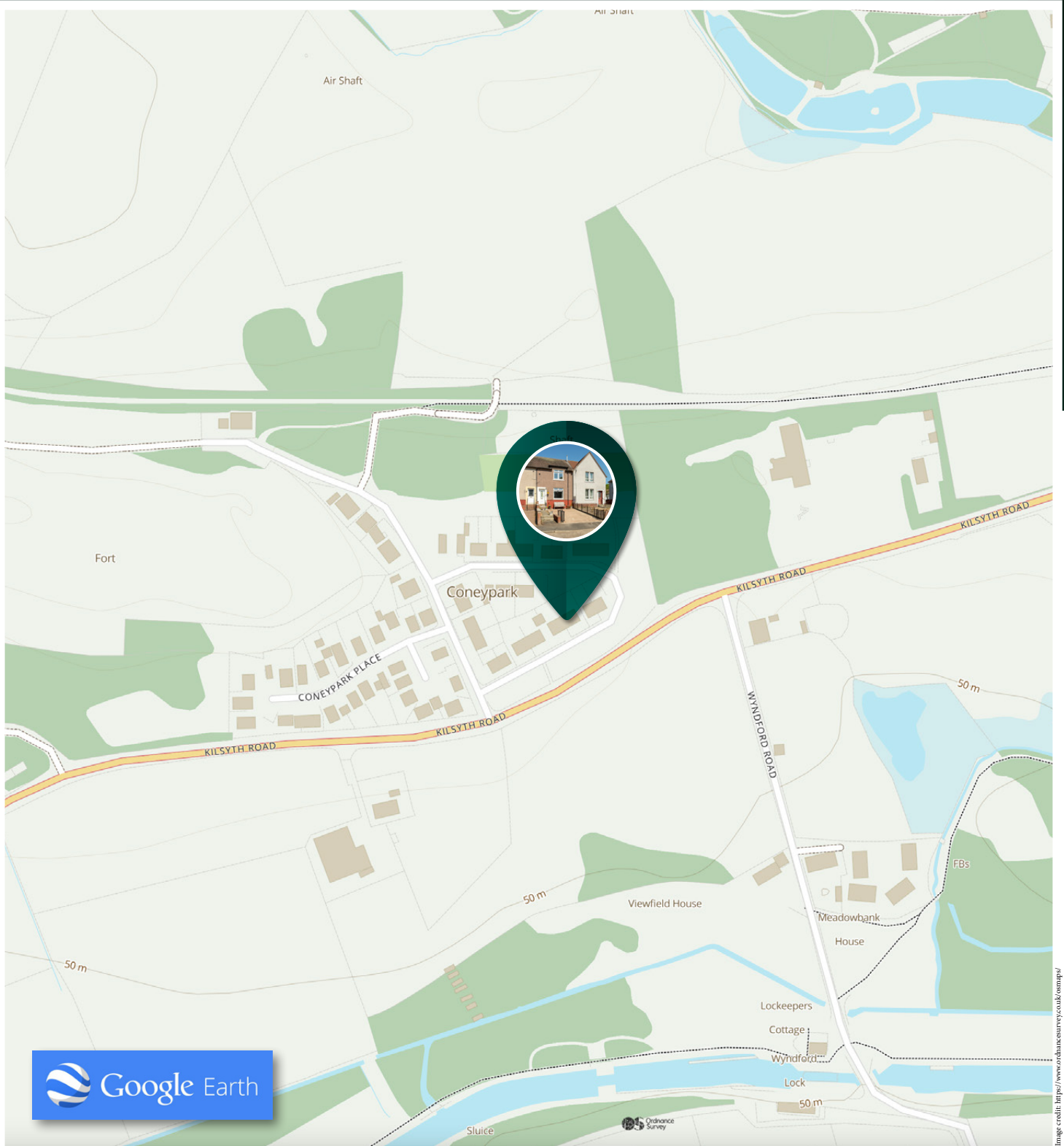




Banknock, situated in Central Scotland, is a charming village that falls under the Falkirk council area. It is nestled 6.7 miles (10.8 km) to the west-southwest of Falkirk, 3.9 miles (6.3 km) to the east-northeast of Kilsyth, and 3.0 miles (4.8 km) to the north-northeast of Cumbernauld.

Positioned on the banks of the Bonny Water, Banknock enjoys a scenic location, situated north of the Forth and Clyde canal and west of the A80 road. It lies in close proximity to the boundary that separates the Falkirk and North Lanarkshire councils.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01324 467 050

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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