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11 Fairways Place
BONNYBRIDGE, FALKIRK, FK4 1PZ

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The town of Bonnybridge is situated approximately four miles west of Falkirk, five miles north-east of Cumbernauld and eight miles south-west of Stirling. The town is near the Bonny Water which runs through the centre and lies north of the Forth and Clyde Canal. 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 motorway and approximately only two miles away, the area is ideal for commuting. The major trunk roads link Bonnybridge to the cities of Stirling, Glasgow and Edinburgh. Access to the M876 is only one mile away. Falkirk itself offers a superb range of amenities and services including quality shopping, a range of leisure facilities and excellent schools.

This property has the real wow factor. Deceptive in its external view this is a fantastic sized home. It is immaculately decorated throughout and is truly the kind of property where you can move in hang your clothes in wardrobes and put the kettle on.

The fresh and modern hallway gives access to all apartments on the lower level. The decor in the hall sets the tone for the rest of the property with the crisp white woodwork against the modern grey walls. The newly fitted

bathroom is located on the ground floor and is absolutely stunning. It is fully tiled with a modern three-piece white suite with shower over the bath and great storage.

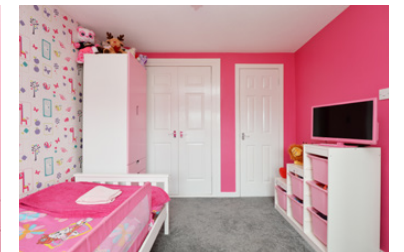
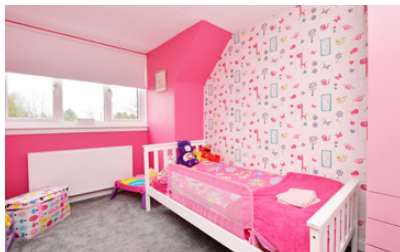
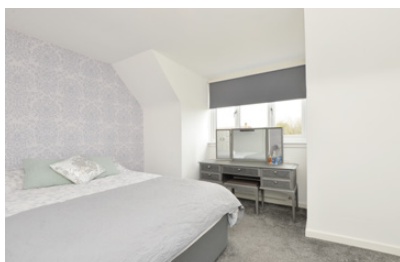
Into the living room with feature inglenook fireplace, this room would allow for a range of furniture configurations. The large window allows the natural light to flood in. For the aspiring chef, this property has a great kitchen with ample floor and wall mounted units. Wooden units with contrasting worktop and gas hob, oven and extractor hood. There is also space for a small dining table. For more formal dining you have a room off of the kitchen which could house a large dining table. This room could have a range of purposes, dining, a third bedroom, office or a playroom.

Upstairs there are two double bedrooms both with plenty of storage. Both rooms would sustain an array of furniture and like the downstairs is immaculate in decor.

Externally the property has gardens to the front and rear with lawn, the rear is completely enclosed. There is also an abundance of parking.

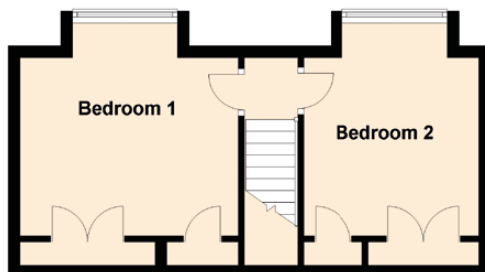
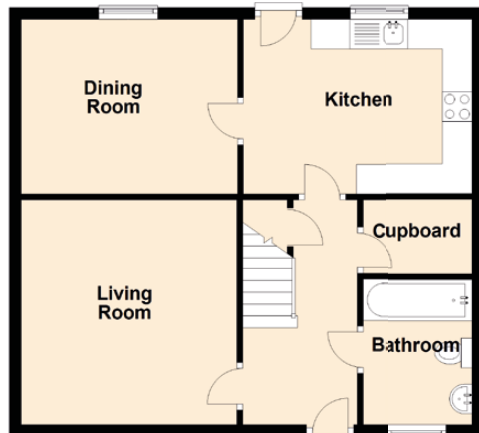
Throughout this property has masses of storage, one cupboard in the downstairs hall you could easily use as an office space.

Properties coming to the market in this postcode are a rare thing which speaks to the area and the neighbours. Early viewing recommended.



SPECIFICATIONS

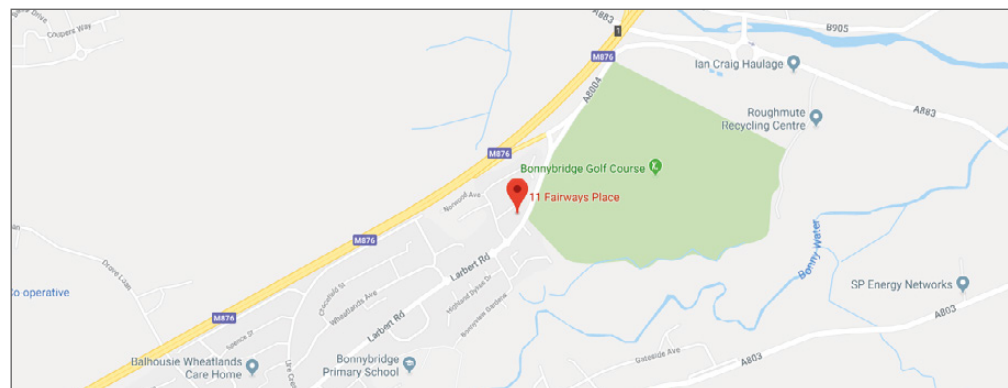
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	3.82m (12'6") x 3.65m (12')
Kitchen	3.88m (12'9") x 2.95m (9'8")
Dining Room	3.66m (12') x 2.95m (9'8")
Bathroom	2.33m (7'8") x 1.85m (6'1")
Bedroom 1	3.70m (12'2") x 2.93m (9'7")
Bedroom 2	2.98m (9'9") x 2.93m (9'7")

Gross internal floor area (m2) : 83m² // EPC Rating : C



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**Part
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Available**

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