

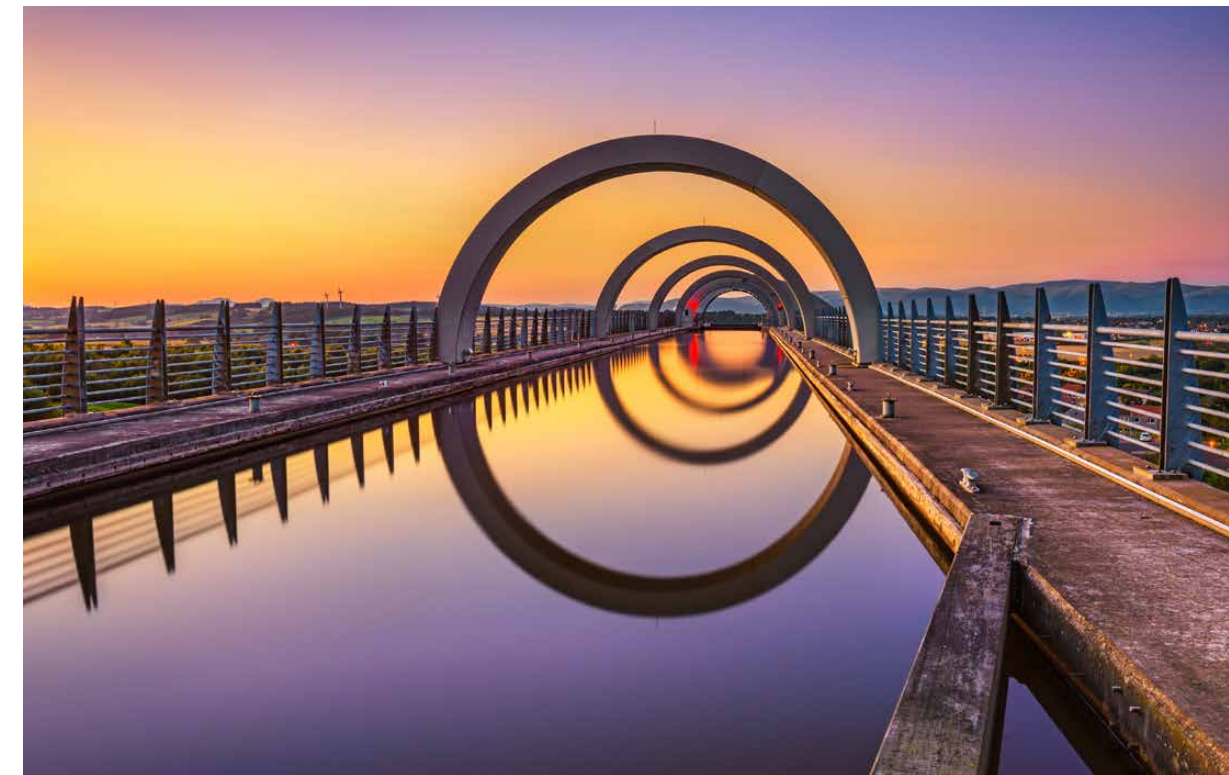
THE LOCATION

The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately 4 miles West of Falkirk, 5 miles North-East of Cumbernauld and 8 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 villages thriving community centres around primary schools, local shops and the local golf course.

Easily accessed from the M876 less than a mile 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.

*FALKIRK WHEEL,
BONNYBRIDGE GOLF
COURSE & THE KELPIES*





THE PROPERTY

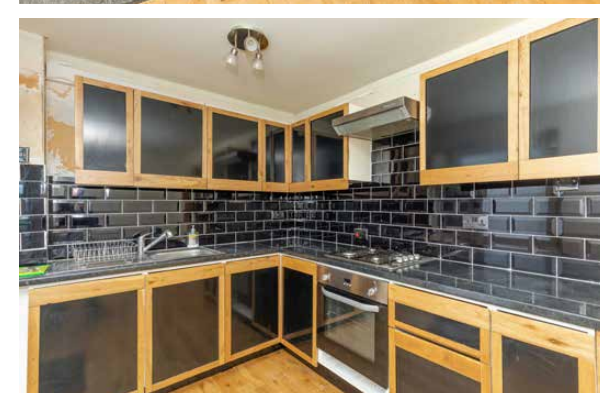


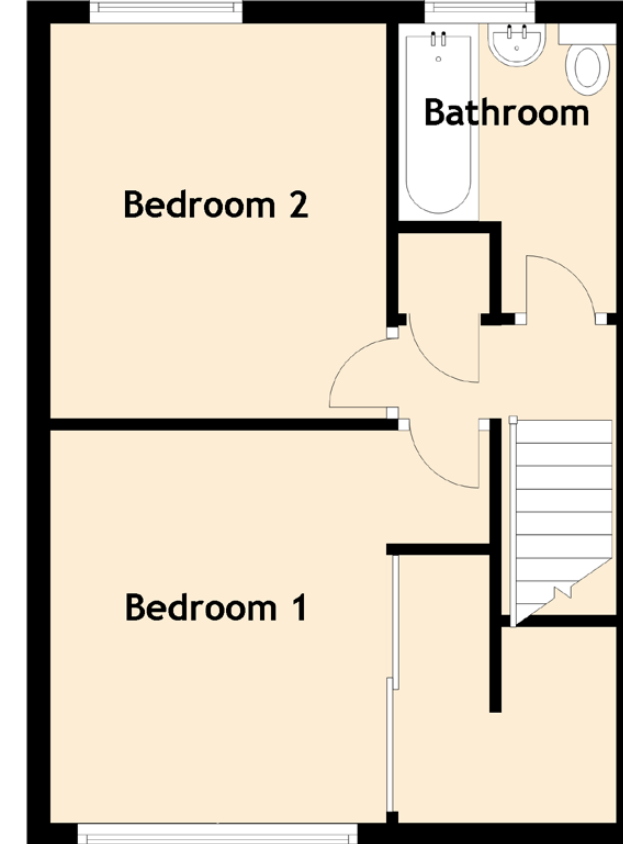
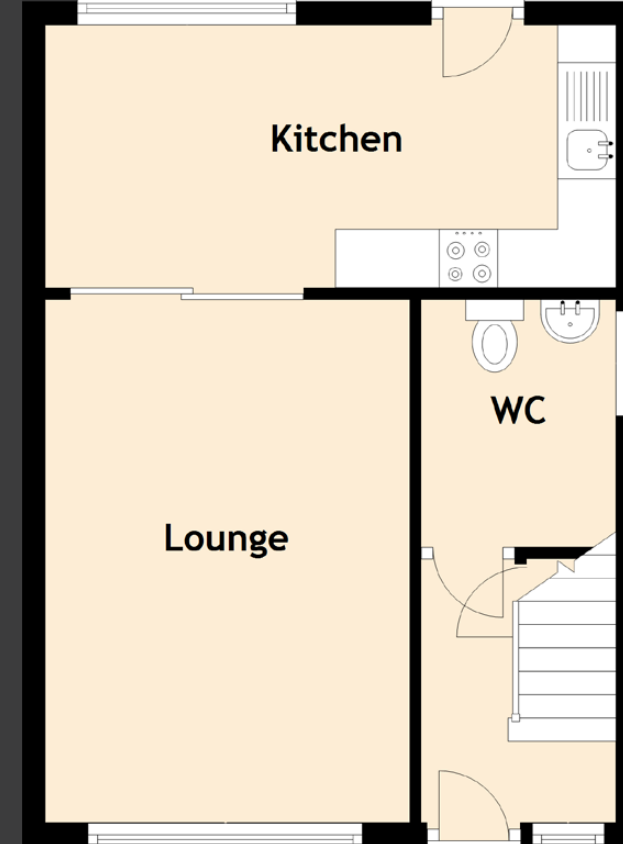
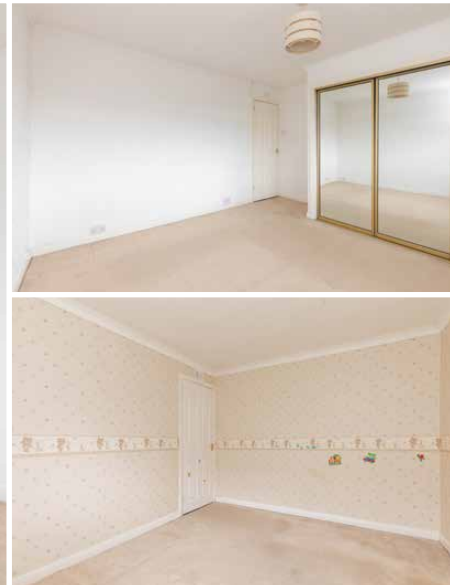
McEwan Fraser Legal are delighted to bring to the open market this two bedroom semi-detached family home.

In more detail, the property consists of a welcoming hallway. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, oven space for fridge freezer and washing machine, as well as ample space for a dining table and access to the back garden. The downstairs cloakroom benefits from a wash hand basin and WC. On the upper level, there are two good sized bedrooms, both bright and airy and allowing for free standing furniture. The master bedroom also benefits from built-in storage. The family bathroom completes the property internally with shower over bath, wash hand basin and WC. Access to the attic and additional storage cupboard can also be found on the upper landing.

Externally the front and secure back garden are of low maintenance. There is a driveway providing off street parking leading to a single garage. The property also benefits from gas central heating and double-glazed windows.

HALLWAY, LOUNGE & THE KITCHEN





**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.50m (14'9") x 3.06m (10')
Kitchen	4.90m (16'1") x 2.26m (7'5")
Bedroom 1	3.90m (12'10") x 3.42m (11'3")
Bedroom 2	3.44m (11'3") x 2.93m (9'7")
Bathroom	2.52m (8'3") x 1.90m (6'3")
WC	2.13m (7') x 1.67m (5'6")

Gross internal floor area (m²): 68m²

EPC Rating: C



LOCAL AMENITIES



NEAR SCHOOLS



M876 ROAD LINKS



PLACES TO EAT



Image credit: <https://www.ordnancesurvey.co.uk/maps/>



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Part
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