

11 Lyoncross

DENNYLOANHEAD, BONNYBRIDGE, FK4 1UG



*Immaculately presented four-bedroom villa with
a separate annexe in the garden*



01324 467 050



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Enjoying the premium position within the sought after “Lyoncross” development, this imposing and beautifully presented 4-bedroom detached villa is a wonderful family home offering a bright, spacious and versatile layout. Finished to the highest of specifications and decorated beautifully throughout - this home is truly stunning. The property occupies a great position in this residential cul-de-sac, within well designed private garden grounds. Externally, it benefits from a large monoblock driveway and a separate Annex apartment. Internally the home has been finished to a very high standard throughout, complemented by way of fresh neutral decor and an array of quality floor coverings. The accommodation is versatile, bright and airy which can only be fully appreciated upon internal viewing.

THE LOUNGE



Internally the property has an entrance accessible from the driveway which leads into the hallway. From here access to the spacious living room is on the right, this room has solid wooden flooring which is continued throughout this level, it is a massive space for entertaining with double aspect windows.

THE KITCHEN, DINING & SITTING ROOM



Through to the kitchen which is modern and has been newly installed by Wren. It benefits from Bosch integrated appliances and coffee machine, induction hob and a host of other modern features. There is ample space for a table in the dining area. The sitting room is to the rear of the kitchen with patio doors providing access to the garden which flood the whole area with natural light.





The second living room is a multifunctional room that could be used as a home office, cinema room, guest bedroom or dining room and is large enough to comfortably seat 8 with other free-standing furniture. Downstairs also boast a utility room and shower room finished in marble and a waterfall shower. There is also another entrance porch at the back of the property.

THE 2ND LIVING ROOM



THE SHOWER ROOM & UTILITY



THE HALLWAY



One of the properties best features is the spiral staircase which takes you to the upper level that is flooded with natural light, offering access to this homes' 4 double bedrooms.



Each bedroom has its own wardrobe and is spacious enough for a range of furniture configurations. Two of the bedrooms have en-suite facilities both are beautiful and fully tiled, the master en-suite, however, is truly stunning with his and hers sinks, a private balcony and breathtaking views.

THE MASTER BEDROOM



THE MASTER EN-SUITE



BEDROOM 2



BEDROOM 3

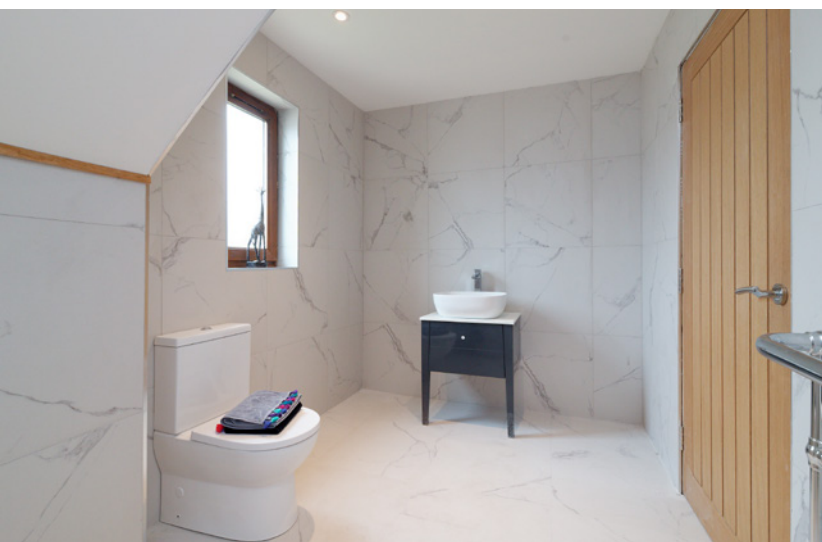


BEDROOM 4

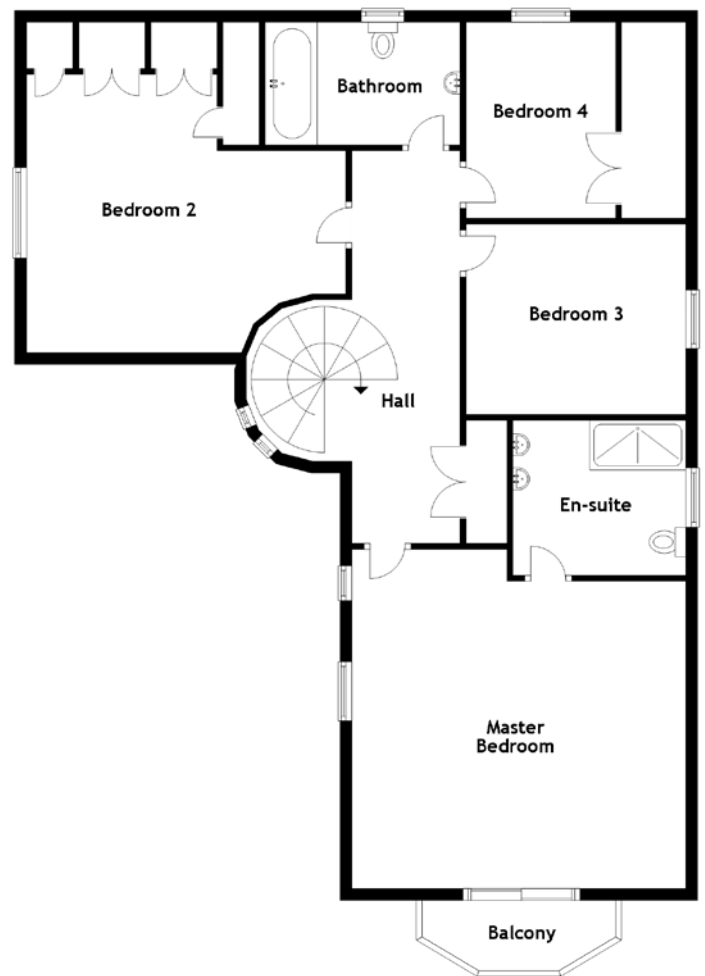
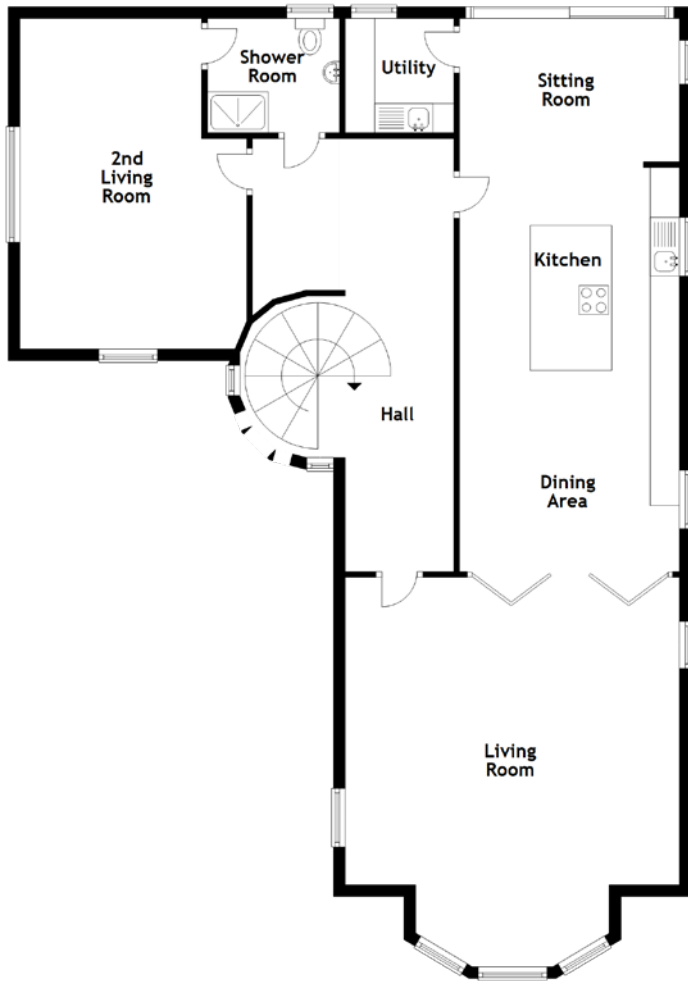


The family bathroom is a great size and with a huge bath and a separate shower. Features of the property include gas central heating, double glazing, fresh neutral decor and an array of quality floor coverings and lighting. All of the bathrooms in this property are finished to an exquisite standard, the same can be said of the integrated kitchen appliances. The house is presented in show-home condition and is the truest definition of a turn-key property.

THE BATHROOM



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	6.65m (21'10") x 5.70m (18'8")
Kitchen	6.90m (22'8") x 3.80m (12'6")
Dining Area	3.75m (12'4") x 2.45m (8')
Utility	1.96m (6'5") x 1.75m (5'9")
2 nd Living Room	5.65m (18'6") x 3.87m (12'8")
Shower Room	2.35m (7'9") x 1.96m (6'5")
Master Bedroom	5.60m (18'4") x 5.15m (16'11")

En-suite	2.95m (9'8") x 2.55m (8'4")
Bedroom 2	5.53m (18'2") x 4.75m (15'7")
Bedroom 3	3.75m (12'4") x 3.25m (10'8")
Bedroom 4	3.35m (11') x 2.55m (8'5")
Bathroom	3.40m (11'2") x 2.10m (6'11")

Gross internal floor area (m²): 215m² (inc annexe)

EPC Rating: B (inc annexe)

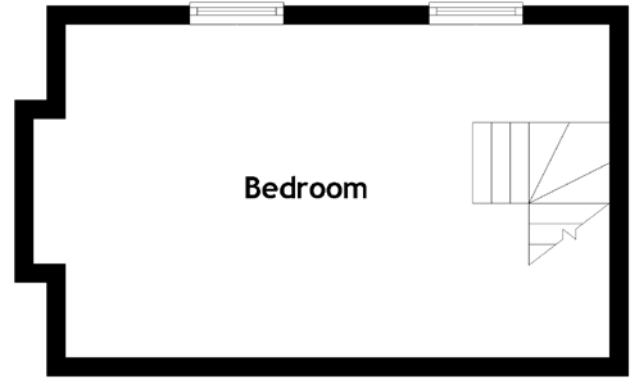
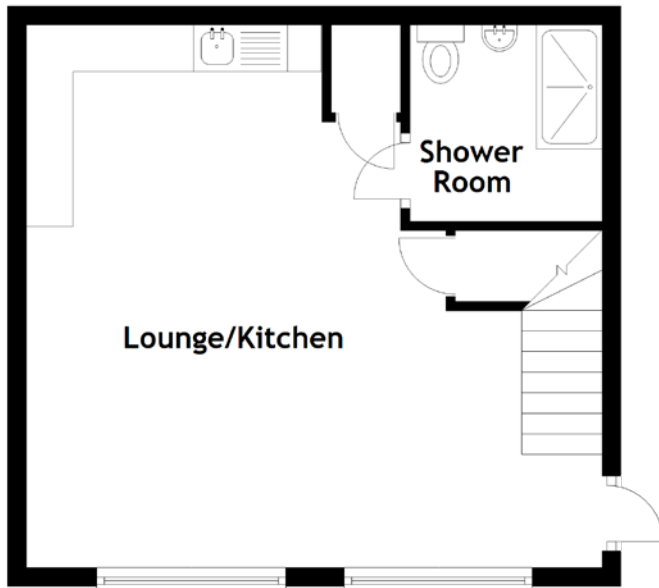
THE ANNEXE

Externally there are several areas to this home making up garden space, lawn to the front and the rear with a huge mono-block driveway. To the back of the property, there is a self-contained 1-bedroom Annex with its own kitchen and shower, the options for this space are endless, it could easily be configured into an office, cave, or be used as extra accommodation. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development. Viewing is advised to be truly appreciated.





FLOOR PLAN, DIMENSIONS & MAP

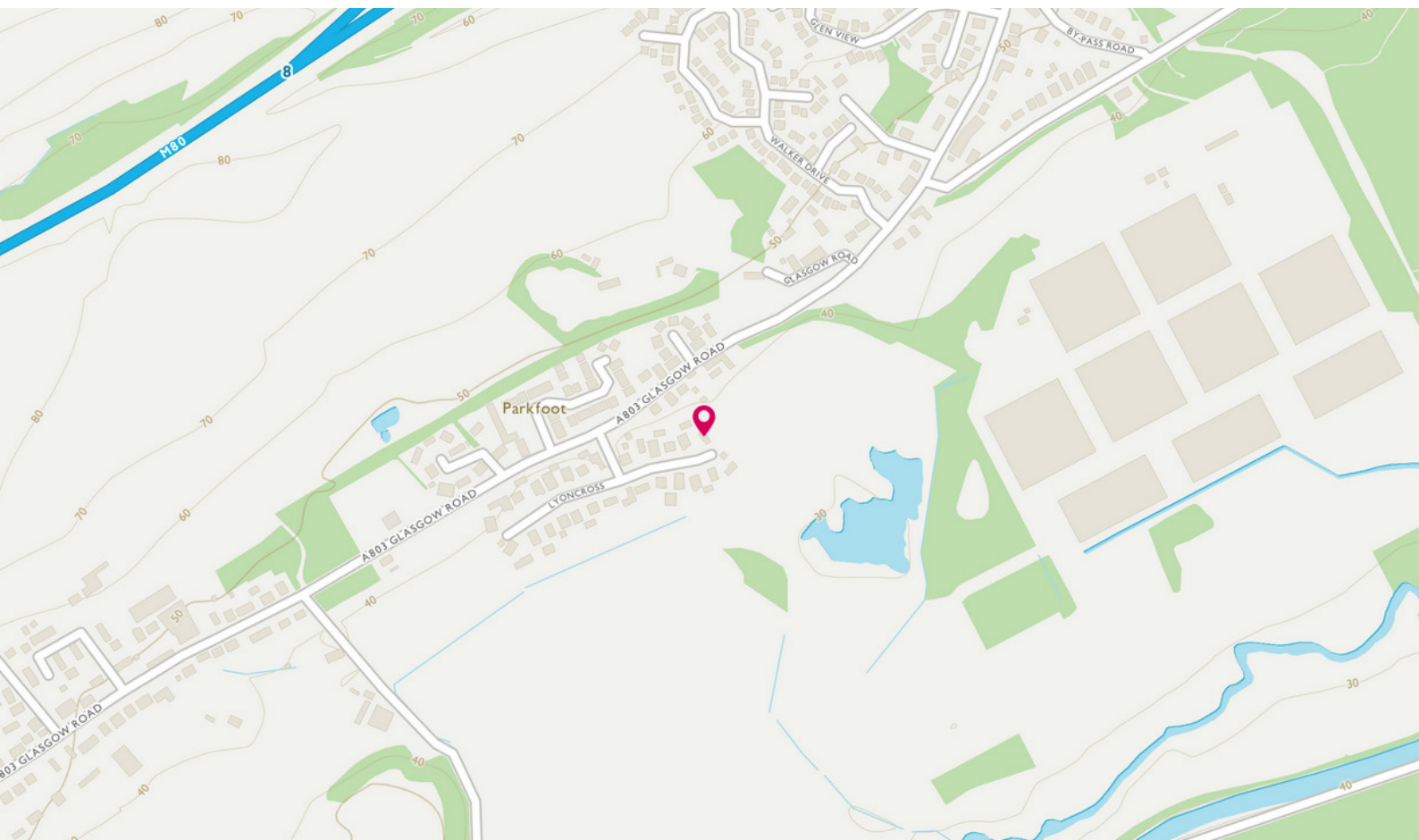


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.15m (20'2") x 5.80m (19')
Bedroom	5.80m (19') x 3.55m (11'8")
Shower Room	2.10m (6'11") x 2.05m (6'9")

Gross internal floor area (m²): 215m² (inc house)

EPC Rating: B (inc house)



THE GARDEN





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.


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01324 467 050

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
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.