Kilsyth Road
Bonnybridge FK4 1QA

7a High Street, Bonnybridge, FK4 1BX
Tel: 01324 811233
info@alexander-taylor.co.uk
www.alexander-taylor.co.uk

Estate Agents
alexander taylor
The Property Boutique

Fantastic opportunity to acquire a detached cottage complete with a sizeable plot of land which comes with planning permission in principle for three-bedroom detached villa with private drive way. The cottage sits on a sizeable plot and once the adjacent house has been constructed if that is what you so desire to do, you will have your own private driveway and garden to the front and an additional garden off the kitchen. The planning which is in principle is for a three-bedroom detached villa, this can be changed but would need new drawings and plans re-submitted to Falkirk District Council. On the other hand, you may wish not to explore building another home and in which case you will have an extensive garden with additional parking. Situated to offer easy access to all local amenities with two highly regarded restaurants within walking distance. Motorway connections are also close by and they offer speedy access to Glasgow, Edinburgh and Stirling.

The internal accommodation comprises of a generous sized porch which then gives access to the main entrance hallway. The entrance hallway gives way to all main rooms on the ground floor except for the kitchen which is off the family room. There is currently a formal lounge and a generous sized family room. The formal lounge could be utilised as a further bedroom with lovely double French Doors which over look the rear gardens. The family room is cosy, hence the traditional coal fire, it is so warming. The room itself is generous in size and offers window formation to the front. The utility room is off a small hallway that leads into the dining kitchen which is of a generous size. The dining kitchen is fitted with a good range of base and wall units. There is ample room for a family sized dining suite. There is a Gas Range Cooker, which will form part of the sale. Access to the rear gardens are from the kitchen. The main master bedroom is on the lower level although the upper bedroom is of a larger size and could also be utilised as the master if so desired. There is a large cupboard within the hallway which backs on to the master bedroom which could easily be utilised as an en-suite to service this room. To conclude the accommodation on the lower floor you will find the family bathroom. This room is fitted with a white four-piece suite which consist of a bath, WC, wash hand basin and a large free-standing shower enclosure.

The upper accommodation offers an exceptionally large bedroom with easy access via stairs to the remaining loft space.

On a more practical level, the heating is supplied by a gas fired system and the boiler was changed two and a half years ago to a Baxi Platinum 40KW which assists with the pressure and ease of heating around the house. All windows are of UPVC units along with the two sets of French Doors. The flat roof to the extension has just recently been re-placed also.

The planning consent is in full for a larger sized three-bedroom detached house with garden, private access and private driveway.

Items included within the sale:
All flooring
All Window Blinds
All Light Fittings
Range Cooker 6 Burner

The following items are sold as seen;
Tumble Drier
Washing Machine
Freezer
Fridge Freezer

LOUNGE
15'05" x 13'01" (4.70m x 3.99m)

LIVING ROOM
16'01" x 11'10" (4.90m x 3.61m)

KITCHEN
13'01" x 9'06" (3.99m x 2.90m)

CLOAKROOM
13'02" x 10'02" (4.01m x 3.10m)

CLOAKROOM
13'02" x 10'02" (4.01m x 3.10m)

- Planning permission in principle for a three bedroom detached villa with private driveway
- Lounge with open coal fire
- Dining Kitchen
- Utility Room to include all appliances
- Master bedroom on lower floor
- Third bedroom or family room
- Large bedroom with access to loft space on the upper floor
- Gas Central Heating
- UPVC Double Glazing
- French doors to Master bedroom
- French Doors to Bedroom three or Family room
- Large garden which will come complete with full planing for a three bedroom detchd villa.
- Furniture may be included by separate negotiations.

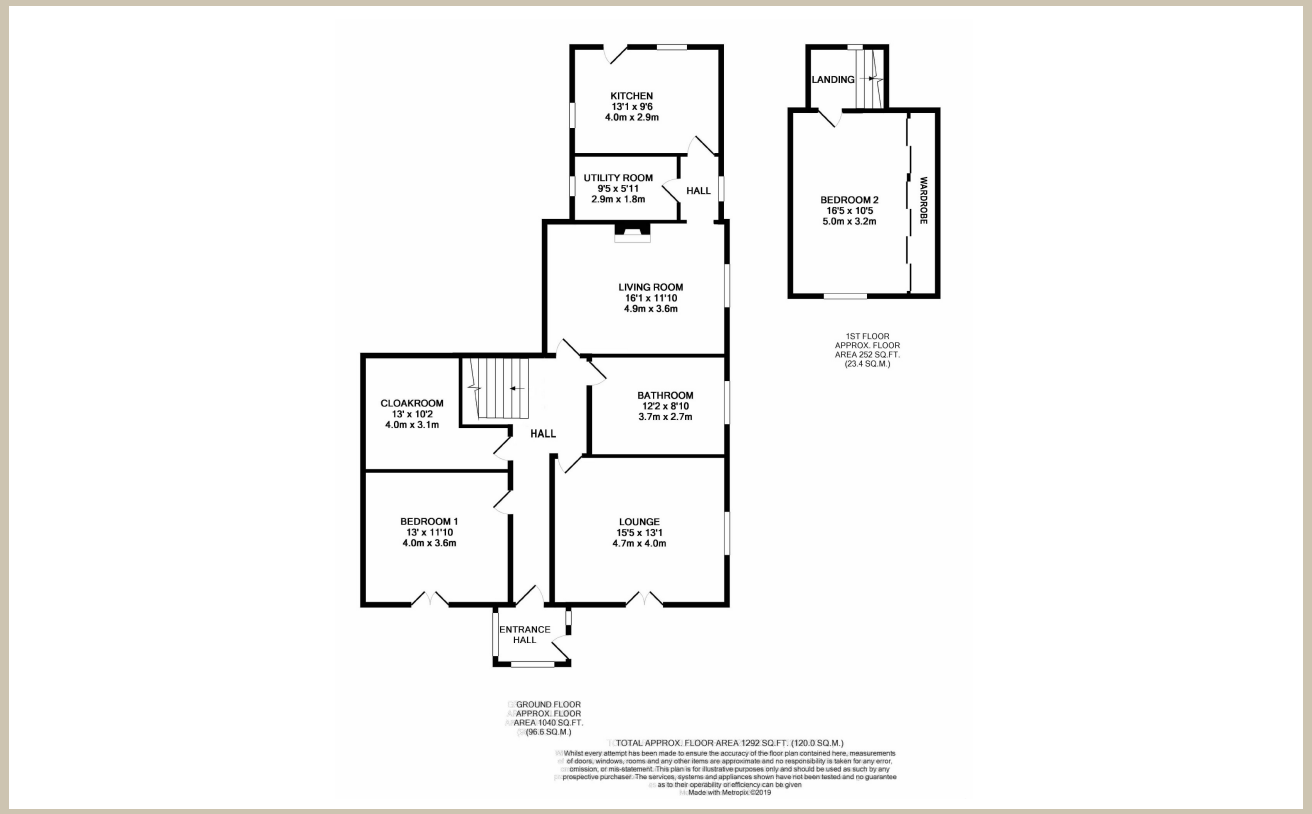
BEDROOM 1
13'00" 11'10" (3.96m 3.61m)

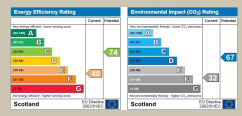
BEDROOM 2
16'05" x 10'05" (5.00m x 3.18m)

UTILITY ROOM
9'05" x 5'11" (2.87m x 1.80m)

BATHROOM
12'02" x 8'10" (3.71m x 2.69m)

BEDROOM TWO
16'05" x 10'05" (5.00m x 3.18m)





Disclaimer
These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.

Estate Agents
alexander taylor
The Property Boutique

7a High Street, Bonnybridge, FK4 1BX
Tel: 01324 811233
info@alexander-taylor.co.uk
www.alexander-taylor.co.uk