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Alexander Taylor is delighted to bring to the open market this super three bedroom semi detached villa, completed by Barratt Home. The subjects are set over two levels and offer spacious accommodation throughout.

The setting of this super home which is seldom seen in today's market. From your lounge and master bedroom, you have stunning views across open countryside, where you will find horses grazing and livestock grazing, it's a dream to watch. Access to the M876 is close by and offers speedy access to Glasgow and Edinburgh. There is an excellent local convenience store, with further shopping within the village of Bonnybridge.





There is an entrance hallway which gives way to the lounge and stairs to the upper accommodation. The lounge is spacious, with open views across the open countryside. Access to the dining kitchen is via the lounge. The kitchen is fitted with a good range of base and wall units. All integrated appliances will form part of the sale and include: a tall Fridge/Freezer and Washing Machine. You will so find a single silver finish electric oven, which was replaced in January 2021. There is also a stainless-steel Gas Hob and feature canopy style extractor. There is ample space for a family sized dining suite. The TV barracker will form part of the sale. Finally, within the kitchen you will find double French Doors, with additional glazed side panels, which give access to the rear gardens.

Off the kitchen, there is an additional utility room, which offers a great storage area and a WC.

The upper accommodation offers a generous sized master bedroom, which will come complete with fitted robes. Bedroom two is also a generous sized double bedroom with fitted robes, and the third bedroom is a single bedroom.

The family bathroom is fitted with a white three-piece suite with an over the bath shower.

Externally there is a small front garden. The rear garden is tiered and has been cleverly landscaped with an expanse of decking. You will also find a generous sized patio area. The garden shed will form part of the sale.

On a more practical level the heating is supplied by a gas fired system and all windows are finished with a UPVC unit. There is additional storage to the lower and upper accommodation.

Overall, a super property for someone looking to purchase their second home or someone looking to downsize, some amazing dog walks right on your doorstep to.

Item that will be included within the sale are:

- All Flooring
- All Window Blinds
- All Curtain poles
- All TV Bracket's

- Tall integrated Fridge Freezer
- Integrated Washing Machine
- Single silver finish electric Oven
- Stainless Seel Gas Hob
- Canopy style stainless steel extractor

LOUNGE

11'02 x 13'11 (3.40m x 4.24m)

DINING KITCHEN

10'09 x 11'09 (3.28m x 3.58m)

MASTER BEDROOM

9'00" x 14'10" (2.74m x 4.52m)

BEDROOM 2

- Outstanding location
- Highly desirable location
- Close to access road on to the M876
- Views across open countryside
- Completed by Barratt Homes
- Spacious Lounge
- Excellent Kitchen/Dining Room
- All integrated Appliances are included within sale
- French Doors to rear gardens
- Utility Room
- WC
- UPVC Double Glazing
- Gas Central Heating

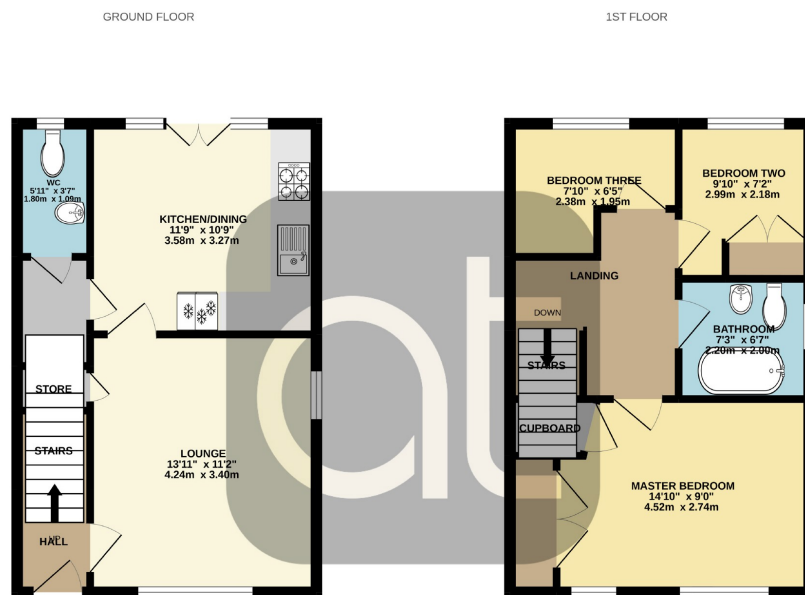
7'02" x 9'10" (2.18m x 3.00m)

BEDROOM 3

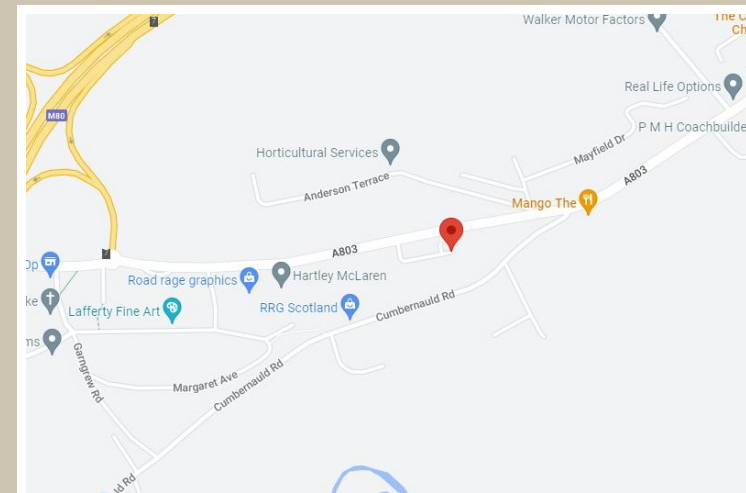
6'05" x 7'10" (1.96m x 2.39m)

BATHROOM

6'07 x 7'03" (2.01m x 2.21m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST STATIONS

Cumbernauld Station 3.8 miles
Greenfaulds Station 4.5 miles
Larbert Station 4.6 miles

0.8 miles

Head Of Muir Primary School State School
Rating: N/A 1.3 miles
Whitelees Primary School State School Rating: N/A 1.8 miles

NEAREST SCHOOLS

Bankier Primary School State School Rating: N/A

Nethermains Primary School State School Rating: N/A 1.9 miles

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.



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