



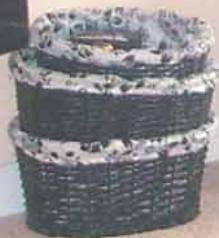
**ALDER HOGG & CO**  
solicitors

Telephone Alder Hogg on 0141 775 1001

**DETACHED VILLA**

23 GREENACRE ROAD, BONNYBRIDGE FK4 2BE

**FIXED PRICE £165,000**



The property is a modern detached villa in a private estate on the south west outskirts of the village of Bonnybridge, conveniently located for access to the motorway network. Primary schools and local shopping are available in the village, with more extensive shopping and secondary schooling in nearby Falkirk. Accommodation comprises entrance hallway, WC, lounge, dining room, kitchen, 3 bedrooms, bathroom and gardens.

**ENTRANCE HALLWAY** 9'0"x5'3" (at widest point)

The property is entered via a UPVC door with double glazed decorative inset panel. The entrance hallway has fitted carpet, painted walls and ceiling with ceiling light fitting and smoke alarm. There is a radiator, two power points and doors leading to the lounge and WC with an open stairway leading to the upper apartments.

**WC** 6'4"x3'0"

This room has a double glazed opaque window to the front of the property. There is a vinyl floor with painted walls and ceiling with ceiling light fitting. There is a WC, corner wash hand basin and radiator.

**LOUNGE** 15'1"x13'3"

The lounge has a double glazed window to the front of the property. There is a fitted carpet, painted walls and ceiling with coving and ceiling light fitting. There is a radiator under the window, a TV aerial socket, eight power points and a telephone point. Along one wall is a recently fitted living flame electric fire. An open archway leads through to the dining room, a door leads to the kitchen and there is an understairs storage cupboard housing the circuit breakers, electricity meter etc.

**DINING ROOM** 9'0"x7'9"

The dining room has double glazed patio doors to the rear of the property giving access out onto the raised decking. There is a fitted carpet, painted walls and ceiling with coving and ceiling light fitting. There is a radiator and four power points.

**KITCHEN** 10'6"x9'0"

The kitchen has a double glazed window to the rear of the property, tiled effect laminate flooring, painted walls and ceiling with ceiling light fitting. There are fitted wall and floor mounted units around two sides with work tops and splashback tiling. Inset into the worktop beneath the window is a stainless steel sink unit with side drainer and mixer tap. Inset into the adjacent worktop is a gas hob with build-in electric oven and integral extractor hood. There is a radiator and six power points. One of the cupboard units houses the Vokera boiler.

**STAIRWAY** 9'3"x6'9"

The stairway has fitted carpet with painted walls and painted ceiling. This continues up onto the upper landing where this a double glazed window to the side of the property, a radiator and two power points. There is an access hatch to the loft and doors leading to the three bedrooms and bathroom. There is a built-in linen cupboard off of the landing.

**BEDROOM 1** 11'8"x9'0"

This double bedroom has double glazed window to the rear of the property. There is a fitted carpet, painted walls, ceiling and ceiling light fitting. There is a radiator under the window, a TV aerial socket, four power points. There are built-in wardrobe units and a door gives access to the en-suite shower room.

**SHOWER-ROOM** 4'4"x4'2" (excluding shower cubicle)

This has double glazed opaque window to the side of the property. There is a fitted carpet, painted walls and ceiling with ceiling light fitting, extractor fan and radiator. There is a WC and wash-hand basin inset into a vanity shelf with splashback tiling behind. The shower cubicle is fully tiled and houses a Mira Sport electric shower.

**BEDROOM 2** 11'1"x9'2" (extending to 11'8" at the door)

This double bedroom has a double glazed window to the front of the property. There is a fitted carpet, painted walls and ceiling with ceiling light fitting. There is a radiator under the window, six power points and built-in wardrobe.

**BEDROOM 3** 9'3"x7'6" (at widest point)

This single bedroom has a double glazed window to the front of the property. There is a fitted carpet, painted walls and ceiling with



ceiling light fitting. There is a radiator, four power points and an overstairs storage cupboard.

#### **BATHROOM** 6'9"x5'9"

This has a double glazed opaque window to the rear of the property. There is a vinyl floor covering, painted walls, ceiling, ceiling light fitting and extractor fan. There is a WC with wash-hand basin inset into a vanity unit with splashback tiling. There is also a bath with tiling to half height and a shower attachment. There is a radiator under the window.

#### **GARDENS**

There is a slabbed driveway with gravel chips along the side of the property with a slabbed pathway continuing around to the rear. There is a detached garage at the end of the driveway. The front garden is laid principally as lawn with a timber gate to the side leading to the rear garden. The rear garden has a slabbed patio area in the centre with two areas of decking, one immediately to the rear of the dining room accessed from patio doors, and other at the rear of the garden. There is also a lawned area to the side of the garage.

#### **GARAGE**

The detached garage has an-up-and-over door and is supplied by lighting and power.

#### **TRAVEL DIRECTIONS**

Travelling from Glasgow towards Stirling on A80, exit at junction 4 (start of M80) and follow road as it bears left. At T-junction, turn left onto A803 and follow signs for Bonnybridge. At the roundabout in the centre of the village turn right on to Bridge Street. Immediately after crossing the canal, turn right into Seabegs Road, then 3rd left into Greenhill Road. Take 5th left into Milnquarter Road, then 1st left into Greenacre Road where number 23 is on the left.

Travelling from Falkirk towards Glasgow on A803, follow signs for Bonnybridge. At the roundabout in the centre of the village, bear left onto Bridge Street and proceed as above.

#### **VIEWING**

Through Alder Hogg & Co., on 0141 775 1001 .

#### **ENTRY**

Negotiable

#### **NOTE**

Whilst every precaution has been taken to ensure accuracy during the preparation of these particulars, if there is any point which is important to your interest or on which you require clarification, please contact Alder Hogg & Co., on 0141 775 1001 where further information is available.

#### **MEASUREMENTS**

Measurements have been taken from wall to wall, unless otherwise stated and have been recorded by the use of a sonic beam or measuring tape. Service and appliances not tested.

#### **VALUATIONS**

For a free and with no obligation pre-sales valuation of your current property, please contact our property department on 0141 775 1001 and arrange a mutually convenient time for our valuer to meet with you and assess your property.



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