



24 Smeaton Drive, Bonnybridge  
£304,000





## 24 Smeaton Drive

Bonnybridge, Bonnybridge

Detached four-bedroom home in sought-after Bonnybridge with lounge, spacious kitchen/diner, utility and WC. Gardens, mono block drive and garage — ideal for modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### Hallway

Welcoming entrance hallway fitted with a stylish composite front door featuring glazed panels, allowing natural light to flow through. Finished with contemporary LVT flooring, a radiator for added comfort, and a set of centrally positioned ceiling spotlights. The hallway benefits from modern built-in storage units providing practical space for shoes, along with ample room for coats and jackets. Provides access to the lounge and staircase leading to the upper level accommodation.

### Lounge

17' 9" x 10' 0" (5.41m x 3.04m)

Beautifully presented, generously proportioned lounge featuring a large front-facing window that fills the room with natural light. The space is enhanced by contemporary LVT flooring, a striking feature ceiling light complemented by two stylish wall lights, and fresh, modern décor throughout. Bespoke fitted media wall units provide both practicality and a sleek focal point. The lounge offers seamless access to the kitchen/diner and the hallway, creating an excellent flow for everyday living and entertaining.

### Kitchen/Diner

16' 1" x 9' 9" (4.90m x 2.96m)

Impressive, generously sized kitchen/diner enjoying a pleasant rear-facing window and beautiful French doors that open directly onto the rear garden, allowing for an abundance of natural light and effortless indoor-outdoor living. The space is finished with contemporary LVT flooring, a set of ceiling spotlights, and fresh, modern décor throughout. The kitchen is well-equipped with extensive worktop space and a comprehensive range of storage units, complemented by a walk-in pantry and decorative open shelving. Appliances include a gas hob with extractor hood, integrated oven, stainless steel sink and drainer with a modern flexi mixer tap, plus a freestanding dishwasher and fridge/freezer — both of which are to be gifted by the current owner. There is ample room for a dining table and chairs, highlighted by a stylish feature pendant light above, making this an ideal space for both everyday family living and entertaining. The room also provides convenient access to the utility room.







### Utility Room

5' 3" x 6' 6" (1.60m x 1.97m)

Practical and well-appointed utility room offering dedicated space for a washing machine and tumble dryer. Finished with contemporary LVT flooring and a central ceiling light, the room also benefits from ample worktop space and additional storage units, providing excellent functionality for everyday household tasks. A half-glazed door allows natural light to enter and provides direct access to the rear garden. Internal access is also available to the ground floor WC.

### WC

6' 6" x 3' 8" (1.97m x 1.11m)

Stylish and contemporary ground floor WC fitted with a modern white suite, comprising a pedestal wash hand basin with mixer tap and attractive splashback tiling. The room is finished with quality LVT flooring and a central ceiling light, while feature shelving and a mirrored wall cabinet provide both practical storage and a sleek, modern touch.

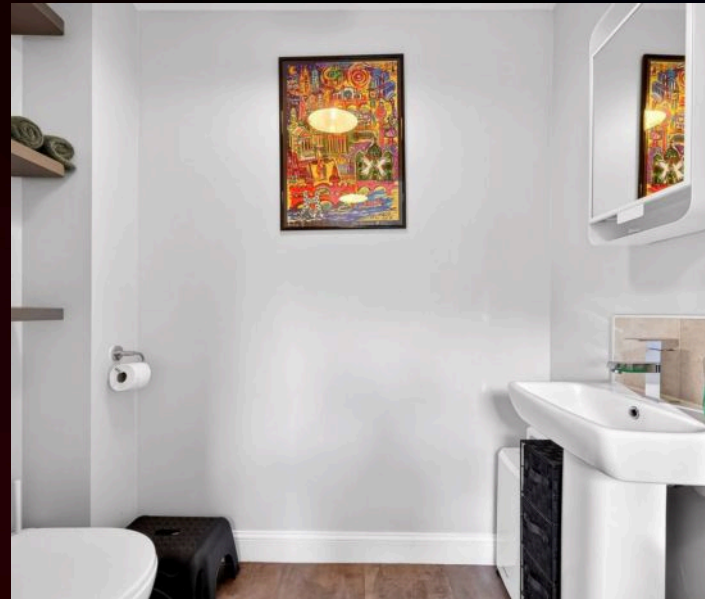
### Stairs/Landing

Bright and well-presented landing featuring fresh, modern décor and fitted carpet for added comfort. The space is enhanced by a central set of ceiling spotlights, along with a useful built-in storage cupboard and additional shelving unit providing practical organisation. The landing offers access to four bedrooms, the family bathroom, and the attic.

### Primary Bedroom

11' 1" x 9' 7" (3.39m x 2.93m)

Generously sized primary bedroom enjoying a large front-facing window that provides excellent natural light. The room is finished with fitted carpet, a stylish feature pendant light, and fresh, contemporary décor throughout. A standout feature is the extensive wall-to-wall triple fitted wardrobes, offering superb storage space. The bedroom also benefits from direct access to the en-suite shower room.







#### **En-Suite**

Beautifully presented en-suite shower room finished with fresh, modern décor and benefiting from a side-facing opaque window. The room features practical vinyl flooring and a central ceiling light. Fitted with a contemporary white suite comprising a WC and pedestal wash hand basin with mixer tap, complemented by feature shelving and a mirrored wall unit for additional storage. A walk-in electric shower with sleek glass sliding doors completes the space.

#### **Bedroom Two**

15' 1" x 9' 0" (4.60m x 2.74m)

Versatile and well-proportioned room, currently utilised as a home office/family room, but equally suited as an excellent bedroom. The space enjoys a front-facing window providing good natural light and is finished with fitted carpet, a central set of ceiling spotlights, and fresh, modern décor throughout.

#### **Bedroom Three**

10' 5" x 7' 8" (3.18m x 2.33m)

Well-proportioned bedroom enjoying a pleasant rear-facing window that provides natural light and outlook. The room is finished with fitted carpet, a central set of ceiling spotlights, and fresh, modern décor throughout. There is ample space for freestanding bedroom furniture, making it both practical and comfortable.

#### **Bedroom Four**

9' 6" x 7' 7" (2.89m x 2.31m)

Bright and neatly presented single bedroom featuring a rear-facing window that allows for natural light. Finished with fitted carpet, a central ceiling light, and fresh décor throughout. This versatile room is well-suited as a single bedroom, nursery, or an ideal home office space.

#### **Family Bathroom**

6' 11" x 5' 7" (2.11m x 1.69m)

Generously sized family bathroom benefiting from an opaque rear-facing window that allows natural light while ensuring privacy. The room is finished with practical vinyl flooring, a central ceiling light, and fresh, modern décor throughout. Fitted with a contemporary white suite comprising a pedestal wash hand basin with mixer tap, modern WC, and a bath with a stylish mixer tap and additional handheld shower attachment.







## FRONT GARDEN

Attractive front garden with excellent kerb appeal, featuring a well-maintained bordered area with a variety of mature plants adding colour and character.

## REAR GARDEN

Generously proportioned, fully enclosed south-facing rear garden enjoying excellent sun exposure throughout the day. The outdoor space features a paved patio area ideal for entertaining, a neatly bordered chipped section for low-maintenance landscaping, and a well-shaped lawn providing a pleasant open aspect. Included within the sale are a pergola, summer house, and small shed, all gifted by the current owner, offering additional outdoor enjoyment and storage. The garden also benefits from a discreet, well-designed bin storage area, maintaining a clean and tidy appearance.

## GARAGE

Single Garage

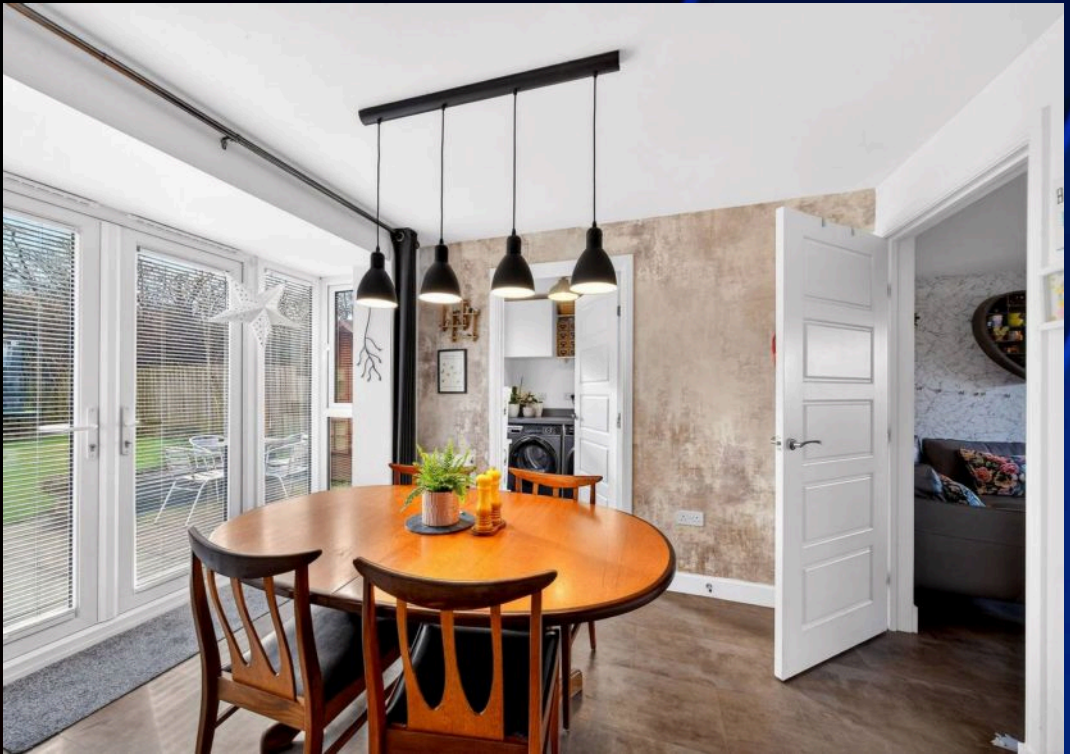
Good-sized garage fitted with a modern up-and-over door, offering secure parking or additional storage space. The garage further benefits from a power supply, making it ideal for workshop use or housing additional appliances if required.

## DRIVEWAY

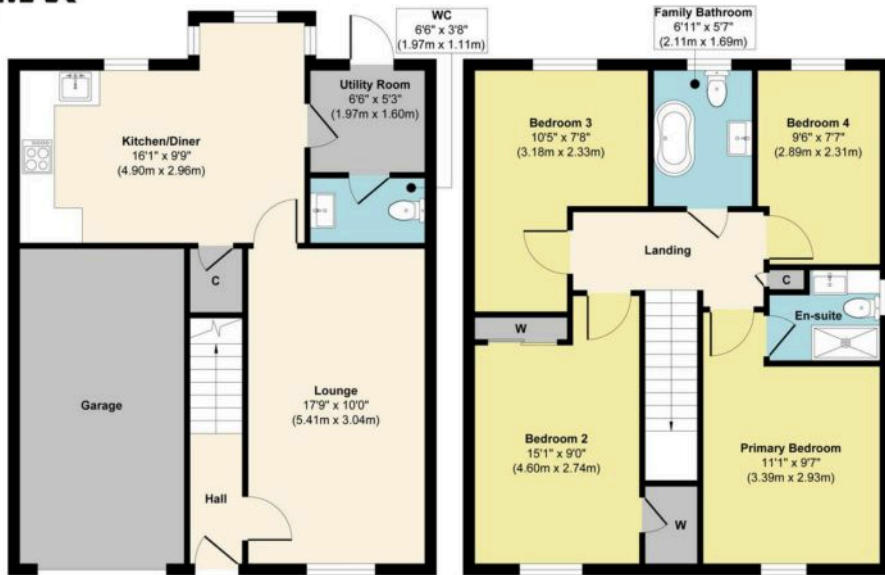
2 Parking Spaces

Well-presented mono block driveway to the front of the property, offering a low-maintenance finish and excellent kerb appeal. The driveway provides generous off-street parking with space for several vehicles.





24 Smeaton Drive, Bonnybridge, FK4 1AS



Approx. Gross Internal Floor Area 1112 sq. ft / 103.40 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	85

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	83	84

England, Scotland & Wales

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