



24 Smeaton Drive, Bonnybridge
£304,000



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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

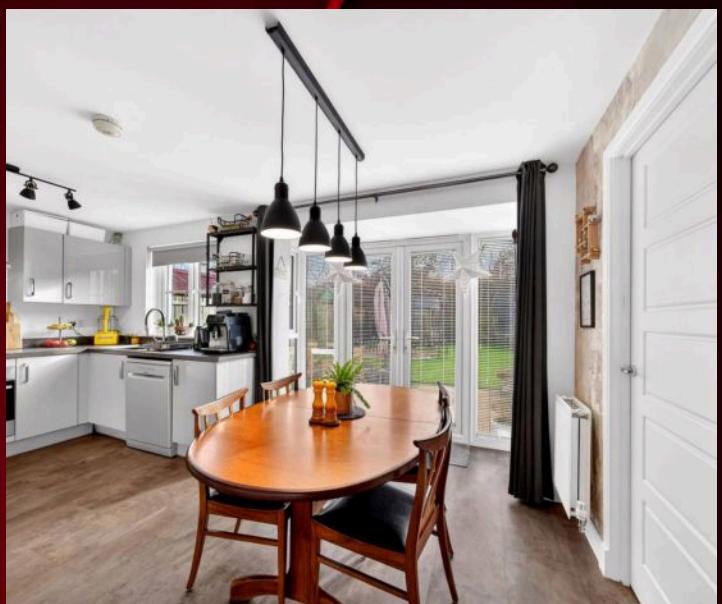
17' 9" x 10' 0" (5.41m x 3.04m)

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.

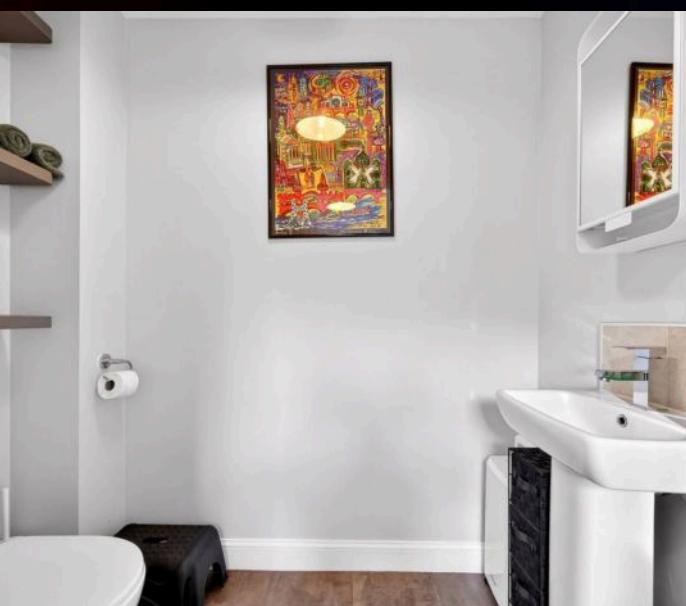
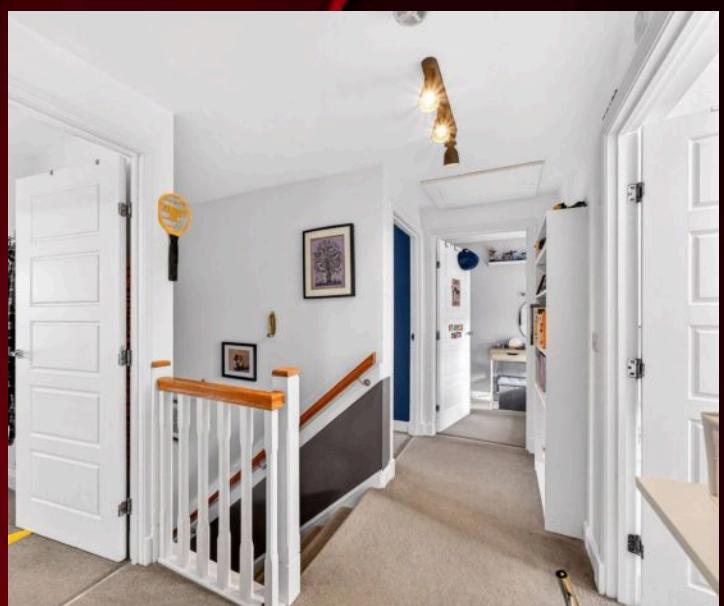
WC

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

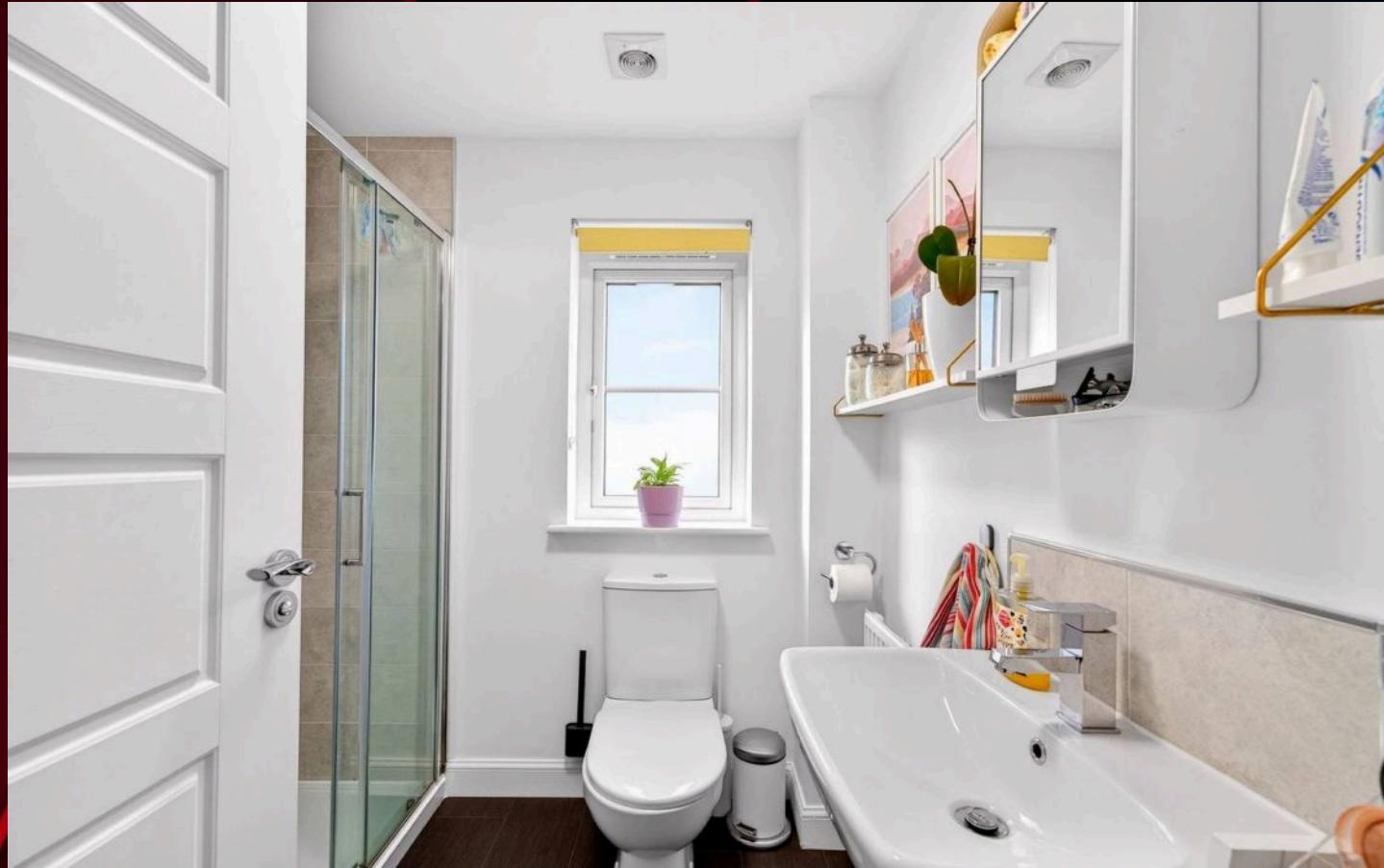
Bright and well-presented landing featuring fresh, modern décor and fitted carpet for added comfort. The space is enhanced by a central set of ceiling spotlights, along with a useful built-in storage cupboard and additional shelving unit providing practical organisation. The landing offers access to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

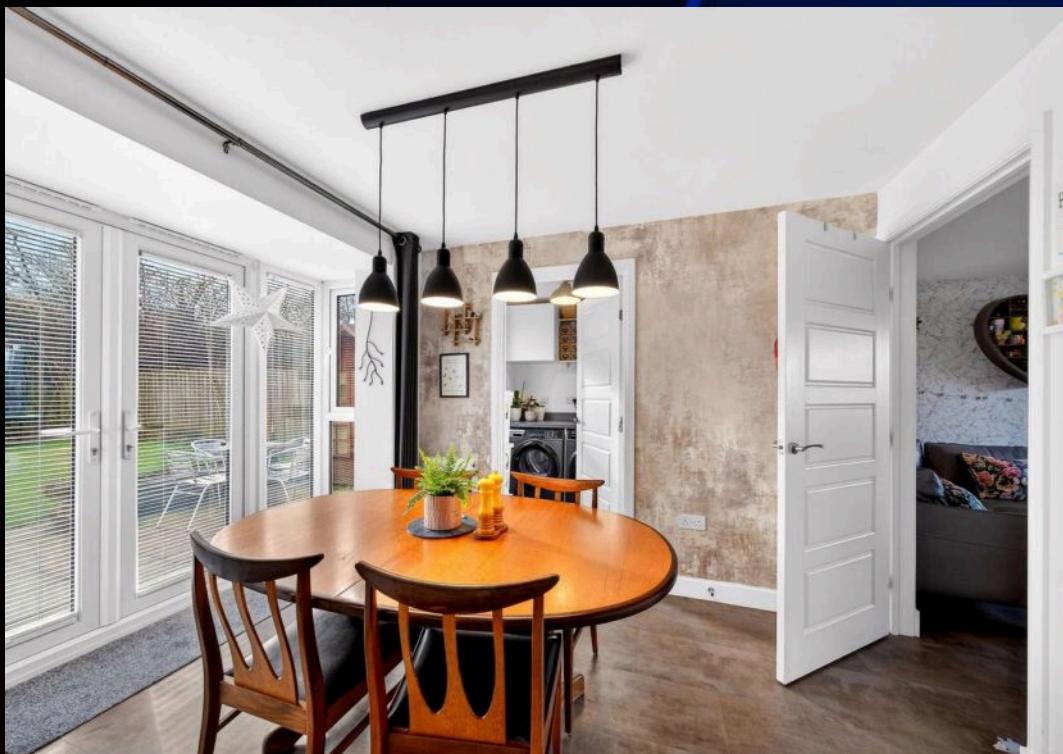
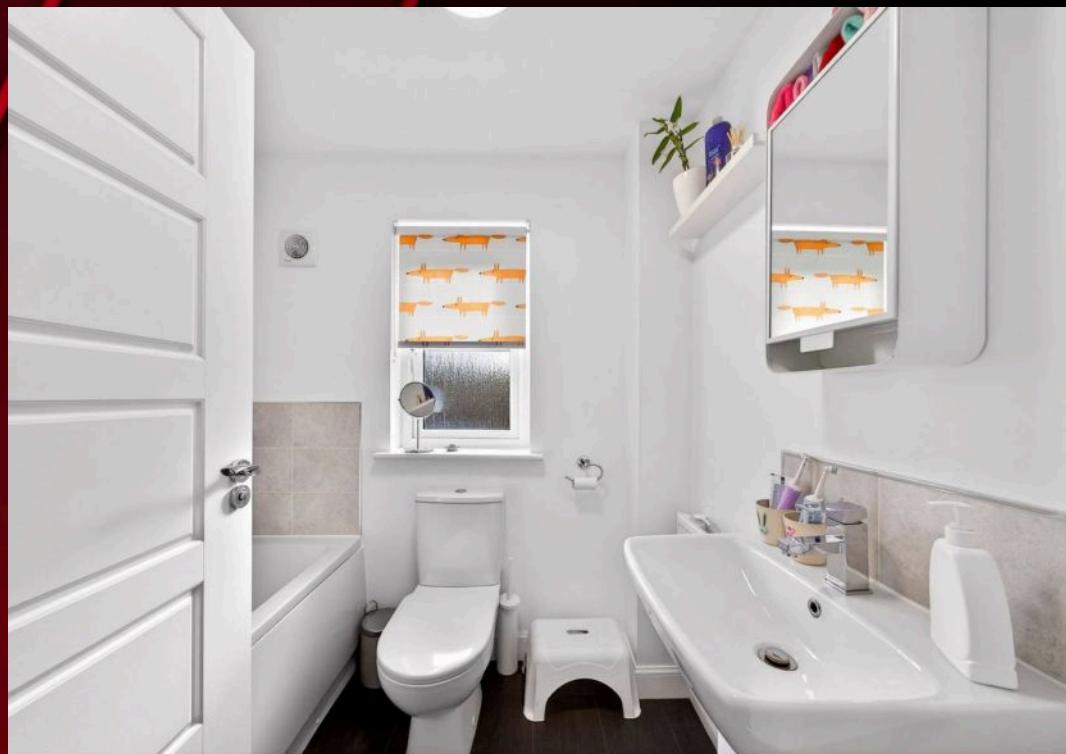
Single Garage

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.

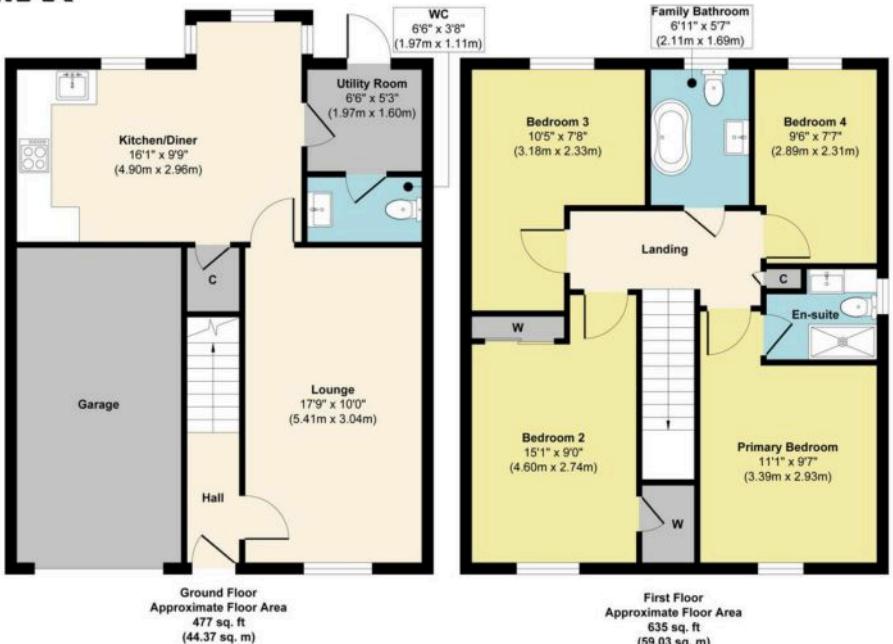
DRIVEWAY

2 Parking Spaces

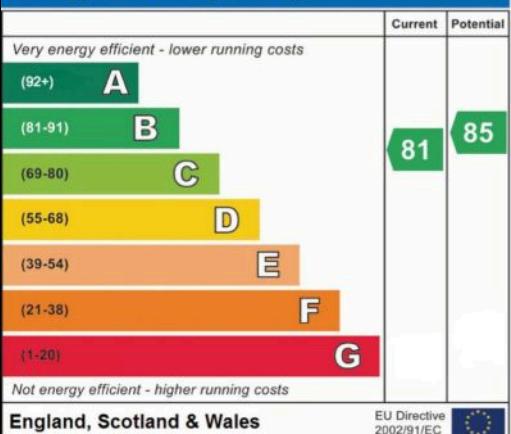
Well-presented mono block driveway to the front of the property, offering a low-maintenance finish and excellent kerb appeal. The driveway provides generous off-street parking with space for several vehicles.



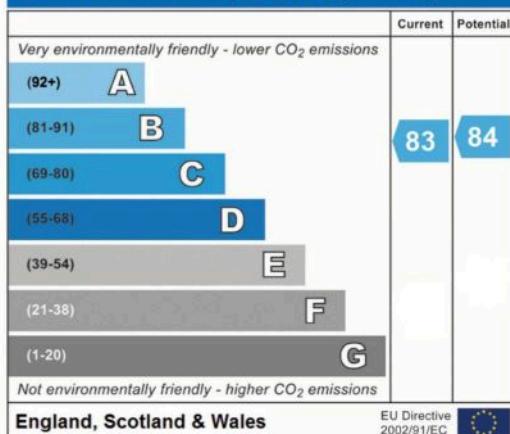
24 Smeaton Drive, Bonnybridge, FK4 1AS



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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