



Hoggan Path  
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Alexander Taylor are pleased to introduce to the market this modern and well-presented, 3-bedroom semi-detached villa situated in a small exclusive development within the village of Longcroft. The subjects are set close to all local amenities and offer speedy access to the M80 and M876.

The accommodation comprises over 2 levels with welcoming entrance hallway, spacious lounge leading to the modern, white gloss kitchen with a range of units, integrated oven, hob & hood & large dining space with French doors leading to the rear garden and W/C all on the ground floor.





The upper floor comprises of master bedroom with views over the neighbouring fields, giving the property a semi-rural feel, a further double bedroom, a spacious single bedroom, currently utilised as a dressing room. There is a 3-piece, partially tiled family bathroom with main shower over bath.

Externally, the property has beautiful open outlooks to the front over the countryside and to the rear the garden is mainly laid to lawn with a raised area of decking and a monoblock driveway to side.

On a more practical level you will find access to the loft is off the upper hallway. The heating is provided by a mains fed pressurised system and all windows are finished in a white UPVC.

Items included within the sale are:

All Flooring  
All Window Blinds  
All Light Fittings

Single stainless steel electric Cooker  
Four burner stainless steel Gas Hob  
Feature Canopy style Extractor Hood  
Free standing Washing Machine (sold as seen)  
Free standing Fridge Freezer (sold as seen)  
Garden shed

### LOUNGE

13'11" x 11'2" (4.24m x 3.40m)

### KITCHEN/DINING

11'9" x 10'9" (3.58m x 3.28m)

### WC

5'11" x 3'7" (1.80m x 1.09m)

### MASTER BEDROOM

- Highly sought after location
- Small select Estate
- Complete by Barrett Homes
- Outstanding open country views
- generous Lounge
- Beautiful dining Kitchen
- Double glazed doors off kitchen with glazed side panels
- WC to lower accommodation
- Two full double bedrooms and a third single room
- Bathroom with Thermostatic shower over the bath
- Generous rear gardens
- Raised decked area to rear gardens

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

### BEDROOM TWO

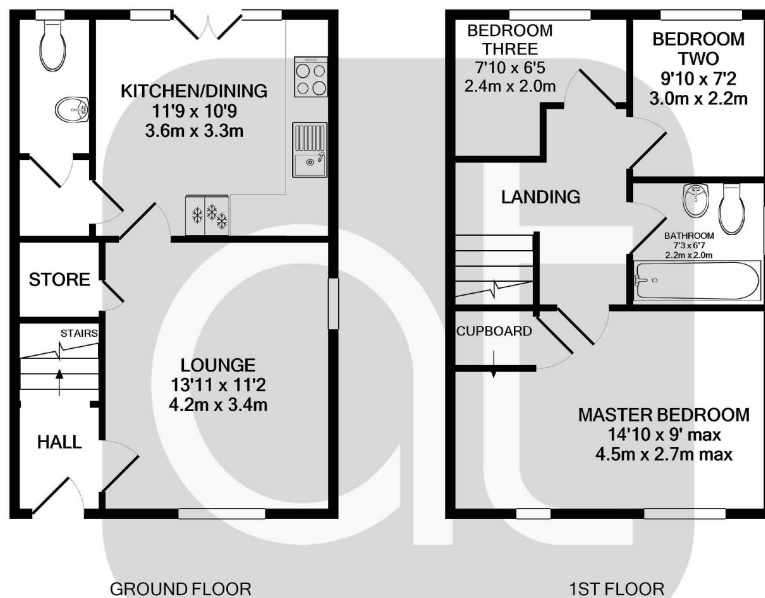
9'10" x 7'2" (3.00m x 2.18m)

### BEDROOM THREE

7'10" x 6'5" (2.39m x 1.96m)

### BATHROOM

7'3" x 6'7" (2.21m x 2.01m)

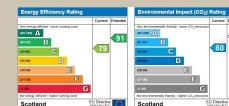
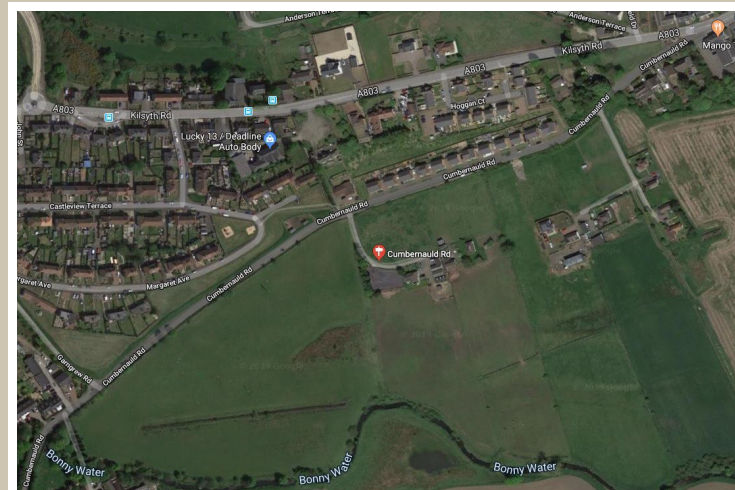


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Nearby Train Stations  
Larbert 5 miles  
Camelon 5 miles  
Cumbernauld 5.1 miles  
Falkirk Grahamston 6.5 miles  
Falkirk High 6.9 miles  
Croy 7.1 miles

Nearby Schools  
Bankier School 1.2 miles  
Head of Muir 1.7 miles  
Antonine 2 miles  
Bonnybridge 2.2 miles  
St Joseph's RC 2.6 miles  
Denny High 3.4 miles

(Please note that all distances are approximate)



#### 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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