



Marshall Wilson
Solicitors & Estate Agents

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BONNYBRIDGE
32 LARBERT ROAD

Fixed Price £350,000



Extremely large stone-built detached villa, with two separate adjoining flats, offering excellent family accommodation. Would be excellent for B&B or business opportunity. Excellently positioned close to shops, schools, doctors surgery and motorway network with easy commuting to Edinburgh & Glasgow. Accommodation comprising on ground floor entrance vestibule, reception hallway, formal lounge (with bay window), family/sitting room, large kitchen, utility room, two double bedrooms, box room and attractive shower room. On upper floor two further double bedrooms and box room. Granny flat comprises hallway, spacious lounge, kitchen, bedroom, bathroom (with shower) and wc apartment. Large basement room with large room off leads to other granny flat with hallway, lounge, kitchen and shower room. Alarm system, gas central heating, double glazing, large garden, double garage with workshop and parking forecourt.

Entrance Vestibule

Twin storm doors leading to entrance vestibule. Cupboard houses electric meter and fuse box. Direct access to reception hallway.

Reception Hallway

Reception hallway provides direct access to all apartments and upper floor. Original coving and cornice. Telephone point. Radiator. Door to side leading to garden. Power points.

Lounge 20'6" x 14'11" (into bay)
Extremely spacious lounge with bay window to front. Attractive fireplace with gas fire provides a good focal point to room. Original cornice and ceiling rose. Further window to side. Two radiators. Power points.

Family/Sitting Room 22'4" x 13'6"
Extremely spacious family/sitting room with window formation to front and side. Original cornice and ceiling rose. Shelved recess. Fire surround with gas fire provides a good focal point to room. Two radiators. Power points.

Kitchen 17'1" x 13'5"
Large kitchen with ample floor and wall mounted units. Ample floor space to accommodate dining table. Stainless steel sink and drainer with mixer tap. Window formation to rear overlooking garden. Extremely large cupboard with window, shelving and housing central heating boiler and gas meter. Radiator. Power points.

Utility Room/Wc 7'3" x 5'5"
Utility room with fitted storage unit. Wc. Stainless steel sink and drainer. Plumbed for automatic washing machine. Window formation to side. Radiator. Power points.

Bedroom 14'1" x 10'6"
Double bedroom with window formation to side and rear. Coving. Power points. Radiator.

Box Room 11'2" x 4'10"
Box room with window formation to side. Shelved cupboard. Radiator. Power points.

Bedroom 11'2" x 9'2" (Broadest)
Double bedroom with window formation to side. Coving. Radiator. Power points.

Shower Room 7'2" x 7'
Recently fitted shower room with three piece suite in white including top of the range shower cubicle, boasting radio, cd player, jet power shower and seat. Fully tiled. Sink set in vanity unit with light and storage below. Window formation to side. Radiator.

Upper Hallway

Upper hall provides direct access to two double bedrooms, box room and granny flat. Access hatch to loft. Coving. Window formation to rear on staircase. Power points.

Bedroom 15' x 14'9"
Spacious double bedroom with window formation to front. Deep storage cupboard. Coomb ceiling. Coving. Radiator. Power points.

Bedroom 15'1" x 13'
Spacious double bedroom with window formation to rear. Coomb ceiling. Coving. Radiator. Power points.

Box Room 7'10" x 6' (Approx)
Box room with skylight window. Radiator.

Granny Flat Hallway

Hall provides direct access to lounge, kitchen, double bedroom, bathroom and wc apartment. Twin window formation to side. Telephone point. Coving. Radiator.

Lounge 16' x 13'7"
Spacious lounge with window formation to side and rear. Twin doors to deep storage cupboard. Coving. Two radiators. Power points. Staircase leading to attractive double glazed door to rear garden.

Kitchen 10'1" x 7'4"
Kitchen with fitted storage units. Partially tiled. Stainless steel sink and drainer. Gas meter. Central heating boiler. Window formation to side. Radiator. Power points.

Bedroom 10'1" x 8'5"
Bedroom with window formation to front. Coomb ceiling. Coving. Radiator. Power points.

Bathroom 8'9" x 6'4"
Partially tiled bathroom with three piece suite in grey. Shower over bath. Coomb ceiling. Coving. Radiator.

Wc Apartment 8'3" x 3'6" (into window)
Two piece suite in advocado. Access hatch to loft. Radiator.

Basement Room 14' x 5'11" (Approx)
Large basement room with separate room off (measuring 14'11" x 13'1"). Direct access to further flat/bedsit.

Basement Flat/Bedsit Lounge/Bedroom 14'3" x 13'7" (Approx)
Lounge/bedroom with twin window formation to side. Telephone point. Radiator. Power points. Direct access to kitchen.

Kitchen 10'1" x 9'4"
Stainless steel sink and drainer. Plumbed for automatic washing machine. Xpelair. Radiator. Power points.

Hall

Hall providing direct access to shower room and door leading to outside with porch, light and large storage area. Radiator.

Shower Room 5'7" x 4'9"
Shower room with three piece suite in white. Triton shower. Partially tiled. Extractor fan.

Alarm System

This property is fitted with an alarm system.

Gas Central Heating

This property has gas central heating.

Double Glazing

This property is double glazed.

Garden

Garden grounds with lawn, drying area and patio area.

Garage

Double garage with power, lighting and two large workshops. Parking Forecourt
Large parking forecourt would accommodate many vehicles.

Viewing

For viewing arrangements contact Marshall Wilson (01324) 612569.

Price

Fixed Price £350,000 are invited and should be submitted to Marshall Wilson, 2 High Street, Falkirk, FK1 1EZ.

Entry

Entry is by negotiation.

These Particulars are prepared for the guidance of prospective purchasers. Whilst they are believed to be correct their accuracy is not warranted.



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Produced by Property Print 0800 027 2930

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