



Spacious two bed property

With excellent commuter links

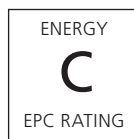


9 Seabegs Crescent

Bonnybridge, Forth Valley & The Trossachs, FK4 2DB



Scan Here!



Union Canal, Bonnybridge Golf Club



The industrial town of Bonnybridge is situated on the outskirts of Falkirk, approximately four miles West of Falkirk, five miles North-East of Cumbernauld and eight miles South-Southwest of Stirling. The town is situated near the Bonny Water which runs through the town and lies North of the Forth and Clyde Canal. To the South-East of Bonnybridge is a well preserved section of the Antonine Wall and the remnants of Rough Castle Fort, the most complete of the surviving Roman forts of the wall. The villages thriving community centers around primary

schools, local shops and the local golf course.

The East is accessed from the M80 dual carriageway approximately only four miles away, the area is therefore ideal for commuting. The major trunk roads link Bonnybridge to the cities of Stirling, Glasgow and Edinburgh. Falkirk itself offers a superb range of amenities and services including quality shopping, a range of leisure facilities and excellent schools.



9 Seabegs Crescent Bonnybridge





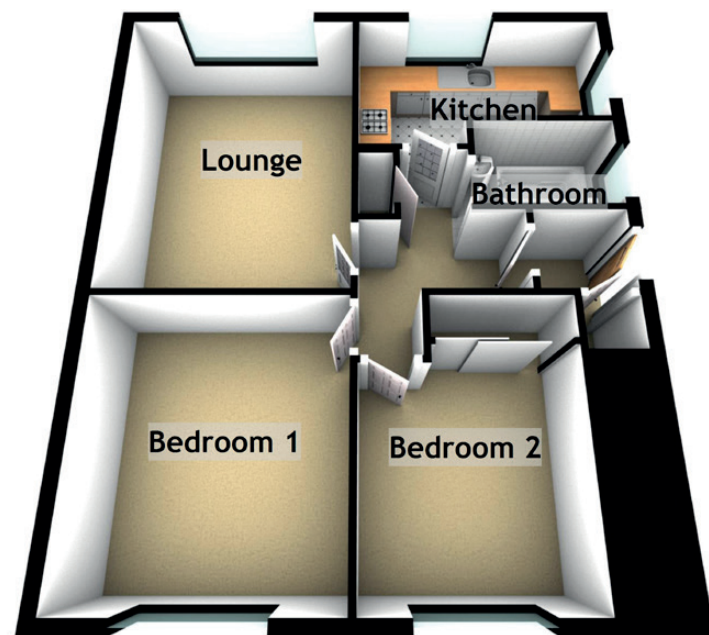
We are delighted to introduce to the market this beautifully presented and spacious two bedroom flat. The property offers flexible accommodation and would make an ideal first time buyer(s) purchase.

The property itself has been well-maintained and upgraded by the current owners. It's superb spot has great commuting links, as well as a very easy walk to all local amenities. Access is to the side of the building into an internal hallway which leads to all apartments with ample storage. The bright and spacious lounge is located to the front of the property. The kitchen/

dining room features a range of floor and wall mounted units with windows overlooking the front garden. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from built in storage, the modern family bathroom with shower over the bath and is fully tiled, which completes the accommodation on offer.

The property further benefits from double glazing and gas central heating, there are well maintained side and rear gardens.





APPROXIMATE DIMENSIONS
(Taken from the widest point)

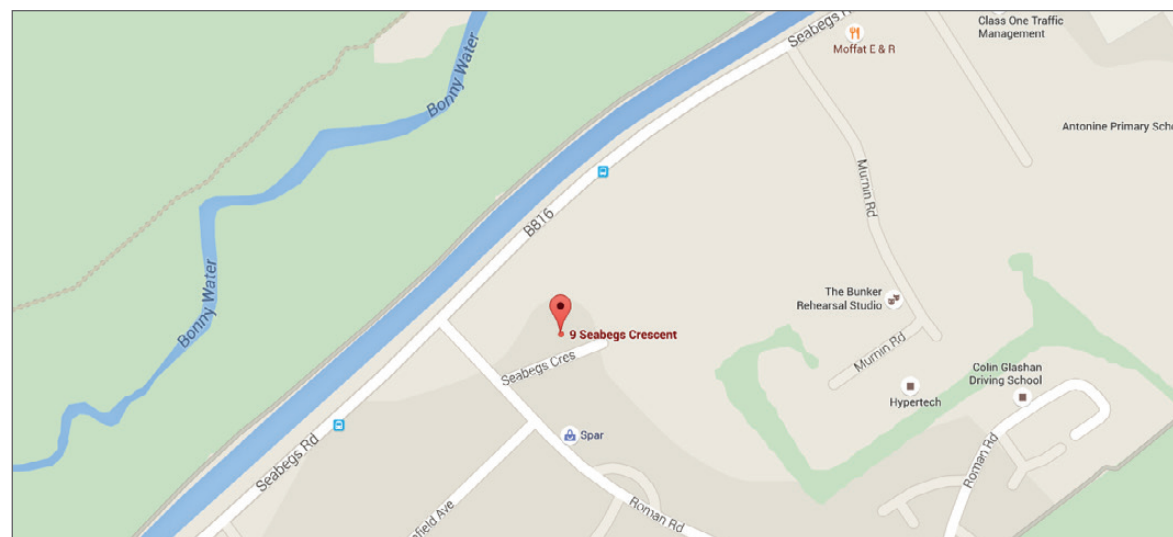
Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.40m (4'7")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")

GROSS INTERNAL FLOOR AREA (M²)

66

EXTRAS
(Included in the sale)

Floor coverings, light fittings and blinds.



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Garden Area





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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