





## Description

O'Malley Property are proud to present to the market 27 Denny Road, Larbert – an exceptional 5-bedroom detached home that offers the perfect blend of modern living and serene countryside charm.

Set on extensive grounds, this property boasts beautifully maintained gardens that lead down to a peaceful river, creating a truly private and idyllic setting. With expansive fields surrounding the property, you can enjoy the seclusion and privacy that this unique home provides.

Upon entering, you are welcomed into a bright and spacious living room, which seamlessly flows into a large dining area – perfect for hosting family gatherings. The modern kitchen, adjacent to the dining area, is equipped with contemporary fittings and ample storage space

This level also features three well-proportioned bedrooms, including bedroom two, which offers direct access to garden views. Bedroom five is centrally located, while bedroom three enjoys dual storage areas, ensuring no shortage of space. A modern family bathroom completes this level, providing convenience and comfort.

The lower level is a private sanctuary, featuring the luxurious main bedroom with an en-suite bathroom. Additionally, bedroom four on this level benefits from extensive storage, making it a versatile space that could serve as a guest room, dressing room, office, or additional living area.

Externally, there is a detached garage, providing additional storage solutions. Private parking is also available.



---

**“Spacious Property”**

## Location

Larbert is also noted for its proximity to the Forth Valley Royal Hospital and its transport links, including train services that connect the village to larger cities like Glasgow and Edinburgh. The area combines convenience with a relatively tranquil suburban atmosphere.

## Living Room

29'0" x 14'5"

## Dining Room

17'8" x 10'0"

## Kitchen

13'9" x 10'8"

## Bedroom 1

22'0" x 10'4"

## En-Suite

6'9" x 5'6"

## Bedroom 2

13'4" x 8'10"

## Bedroom 3

12'3" x 8'6"

## Bedroom 4

12'1" x 7'5"

## Bedroom 5

9'2" x 8'11"

## Bathroom

11'5" x 6'0"

## Home Report

### Fixtures & Fittings

All carpets, floor coverings, light fittings and integrated appliances are included with the sale.



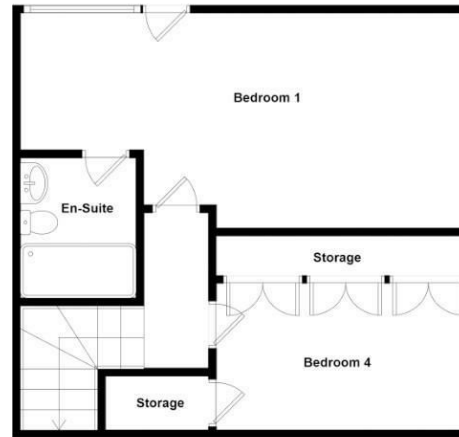
**Offers Over £424,995**

**Viewing 9am - 9pm 7 days a week**

Ground Level



Lower Level



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

