

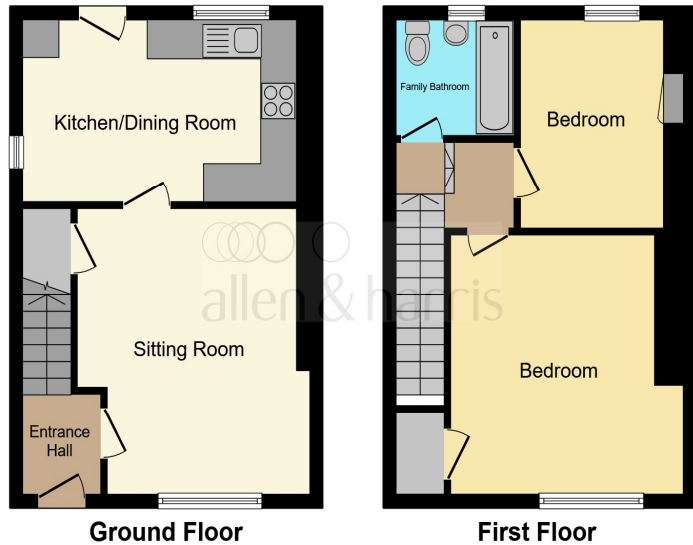


Myot View, Fankerton, Denny, FK6 5HZ

welcome to

Myot View, Fankerton, Denny

Introducing this well-appointed 2-bedroom end-terrace house, situated in a popular & sought-after residential locale. This property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This attractive property perfectly blends versatile accommodation & modern living, offering an exceptional living experience, ensuring that the home is sure to appeal to a wide demographic of potential purchasers.

Internally the property boasts accommodation which is set over 2 levels & immediately drawing you in is the spacious Sitting Room, which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining; the contemporary design of the Kitchen makes this one to enjoy, tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. The Kitchen provides space, convenience & ample storage; a door provides handy access out to the rear garden.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, which includes two well-proportioned Bedrooms & a stylish Family Bathroom, which comprises of a bath, WC & wash hand basin.

The home is presented in walk-in condition & provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

To the front of the property there is a lawn & a driveway, providing off road parking convenience. The sizeable garden to the rear is a true highlight, with a patio seating area, various lawn areas, raised flower beds & shrubs/borders; it must be said that it is a credit to the current owners that they have resourcefully created a delightful outside space which offers a multitude of areas to enjoy. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

The property is located in Fankerton, a popular village, which is conveniently situated close to the larger town of Denny which in turn offers an excellent range of shopping, schooling & recreational facilities. Fankerton itself, is also located within convenient access to Falkirk & Stirling, both of which provide main line rail links to Edinburgh & Glasgow. The surrounding motorway network also allows convenient commuting to Glasgow, Stirling, Falkirk & Edinburgh.

Ground Floor

Hallway

Sitting Room

14' 1" max x 13' 2" max (4.29m max x 4.01m max)

Kitchen / Dining Room

15' 6" x 9' 1" (4.72m x 2.77m)

Upper Floor

Bedroom

13' 2" max & exc storage x 11' 4" (4.01m max & exc storage x 3.45m)

Bedroom

12' x 8' 10" exc storage (3.66m x 2.69m exc storage)

Family Bathroom



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welcome to

Myot View, Fankerton, Denny

- Impressive 2 Bedroom, end-terrace home
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room
- Upstairs Family Bathroom
- Offering walk-in condition

Tenure: Freehold EPC Rating: D

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110485 - 0002

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