

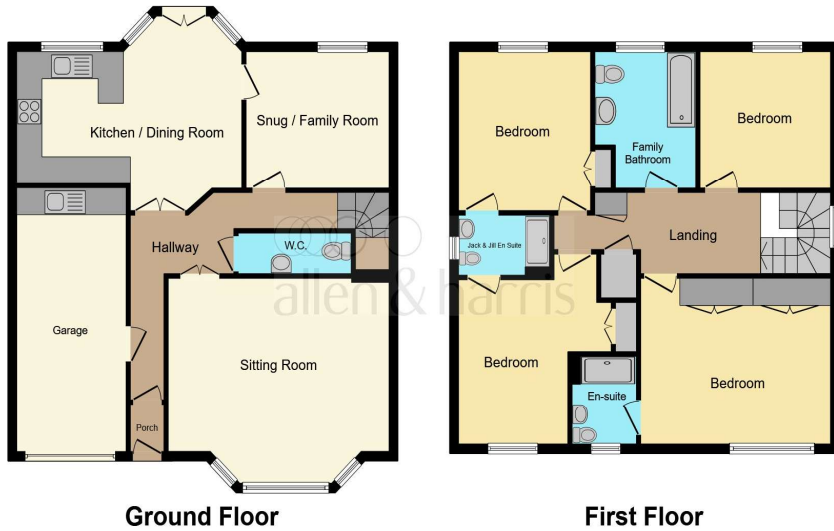


Cruikshanks Court, Denny, FK6 5DU

welcome to

Cruikshanks Court, Denny

Introducing this charming & immaculately presented 4-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families 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 delightful property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned 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; a large window to the front aspect allows light to flourish into the room. Next, we move on to the Kitchen/Dining Room which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, plus integrated double oven/hob, fridge/freezer & dishwasher - the Kitchen provides space, convenience & storage in abundance. The doors to the rear, not only allow a wealth of natural light into the room, but in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Conveniently located off the Kitchen/Dining Room, you will find the Snug/Family Room – however, this room could also be adapted to alternative usage, depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on offer on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The Principal Bedroom benefits from in-built storage, plus an en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 3 further Bedrooms, with 2 of the Bedrooms sharing an additional Jack & Jill En Suite Shower Room. Completing the accommodation on the upper floor is a modern Family Bathroom, which consists of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout & skilfully 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 & the property further benefits from a gas central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, the rear garden is designed to offer both a patio & decked seating area, plus a gravelled area, with shrubs/borders; providing a delightful outside space to relax & enjoy. To the front, the property boasts a driveway, offering off-street parking convenience & access to the integral garage.

Denny is well situated for the commuter, with the central motorway network located within easy access. The area is well provided for all levels of schooling, with nursery, primary & secondary schooling all available locally as well as a good range of convenience shops. Both Stirling & Falkirk are within easy access, which offer a wider range of shopping & leisure facilities, with the mainline bus & railway stations providing good transport links throughout Central Scotland.



view this property online allenandharris.co.uk/Property/STI110689



Ground Floor

Entrance Hallway

Sitting Room

14' 7" x 13' 3" (4.45m x 4.04m)

Kitchen / Dining Room

17' 7" max x 12' 5" max (5.36m max x 3.78m max)

Family / Snug Room

9' 7" x 9' 5" (2.92m x 2.87m)

Wc

Upper Floor

Bedroom

13' 4" max x 13' 1" max (4.06m max x 3.99m max)

En Suite

Bedroom

10' 3" exc storage x 11' 9" (3.12m exc storage x 3.58m)

Jack & Jill En Suite

Bedroom

13' 9" max x 11' 11" max (4.19m max x 3.63m max)

Bedroom

9' 7" x 8' 7" (2.92m x 2.62m)

Family Bathroom



welcome to

Cruikshanks Court, Denny

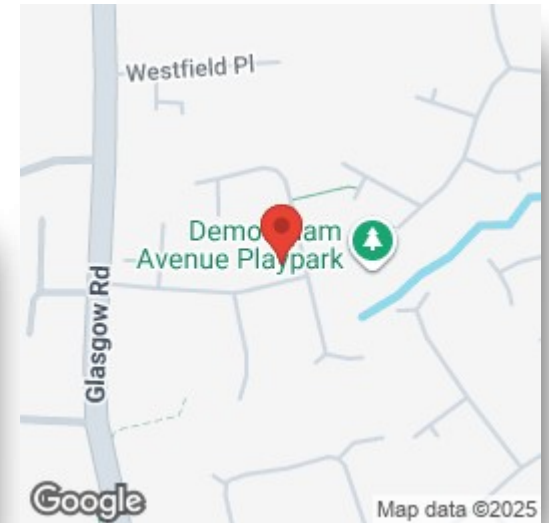
- A spacious, 4-bedroom detached family home
- Kitchen/Dining Room
- Sitting Room & a separate Snug/Family Room
- En-suite to Principal Bedroom,
- Jack & Jill En Suite Shower Room to 2 Bedrooms & separate modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£295,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110689



Property Ref:

STI110689 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk