



Demoreham Avenue, Denny, FK6 5JR

welcome to

Demoreham Avenue, Denny

Introducing this exquisite & immaculately presented 3-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 stunning 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 Porch that sets the tone for the rest of the property. Immediately catching your attention is the Open Plan Sitting/Dining Room which is a true highlight of this wonderful home & creates a central hub for socialising, plus the ideal retreat where friends & family will naturally gather at the start & end of the day. This layout tends to be very much in keeping with today's lifestyle preferences, also offering the perfect space for hosting dinner parties & entertaining. The patio doors, leading out from the Dining area to the garden, not only allow a wealth of natural light into the room; but in the warmer seasons, roll open the doors & step out onto the patio seating area - this makes the ideal place for alfresco dining or to purely to enjoy the attractive rear garden. Next we gravitate to the stylish Kitchen & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & also the additional inclusion of an array of integrated appliances to include oven/hob, fridge/freezer & dishwasher - the Kitchen provides space & ample storage. There is convenient access from the Kitchen in to the Integral Garage, which also houses a handy Utility area & 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 accommodation. The Principal Bedroom benefits from in-built storage, plus a stylish en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 2 further Bedrooms, each benefiting from in-built storage & 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 presented in walk-in condition & 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 & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, to the front there is a mono-blocked driveway providing off road parking convenience & access to the integral garage. The rear garden has been designed to include a patio & gravelled seating area, lawn & shrubs/borders; any prospective buyer with a passion for gardening or who simply desire a delightful outside space in which to enjoy, will be wholly impressed with what is on offer.

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.

Ground Floor

Entrance Porch

Sitting / Dining Room

25' 4" max x 13' 4" max (7.72m max x 4.06m max)

Kitchen

12' 5" x 11' 1" (3.78m x 3.38m)

WC

Upper Floor

Principal Bedroom

12' 1" max & exc storage x 10' max (3.68m max & exc storage x 3.05m max)

En Suite

Bedroom

10' 8" exc storage x 10' 3" (3.25m exc storage x 3.12m)

Bedroom

10' 3" x 8' 7" max & exc storage (3.12m x 2.62m max & exc storage)

Family Bathroom



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welcome to

Demoreham Avenue, Denny

- A stunning 3-bedroom detached family home
- Open plan Sitting/Dining Room
- Contemporary & stylish Kitchen
- En-suite to Principal Bedroom, Family Bathroom & separate downstairs WC
- Driveway & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110707 - 0002

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