



6, John Davidson Drive,  
Denny, Falkirk FK6 6NA

Offers Over £193,000



County Estates are delighted to bring to the market this spacious semi-detached villa with converted garage situated in a popular residential area of Denny. The property offers flexible family living accommodation over two levels and comprises of: Entrance vestibule, spacious lounge, fitted dining kitchen, downstairs bedroom and a wet room. On the upper level there are three double bedrooms and a family bathroom. The property benefits from private front and rear gardens with a driveway to the front and a garage to the rear. The town of Denny is conveniently located for access to motorway connections to the M80, M9 and M876 providing easy access to the larger cities of Glasgow, Edinburgh and Perth. There are plenty of local amenities including a Post Office, a variety of high street shops and a health centre. There are also a wide selection of leisure facilities including parks, a sports centre and a library. The larger towns of Falkirk, Stirling and Cumbernauld are also only a short drive away.

#### **Entrance**

Access to the property is via a dark wood effect UPVC door with an opaque glazed panel.

#### **Entrance Vestibule**

The entrance vestibule has laminate flooring and a built-in storage cupboard, with a door leading to the lounge.

#### **Lounge**

15' 7" x 15' 5" (4.75m x 4.70m)

The bright and spacious lounge overlooks the front of the property and features laminate flooring and French doors leading to the dining kitchen. Access is provided to the downstairs bedroom and the staircase to the upper level.

#### **Dining Kitchen**

15' 1" x 9' 3" (4.59m x 2.82m)

The dining kitchen has a good range of pine effect wall and base units with contrasting black worktops and a built-in oven and gas hob. There is ample space for a fridge/freezer, washing machine, dishwasher and a dining table and chairs. Featuring two windows overlooking the rear garden and a door providing direct access to the garden.

#### **Bedroom 4 (Downstairs)**

7' 3" x 15' 7" (2.21m x 4.75m)

The downstairs bedroom is a good size double room with laminate flooring and a large window overlooking the front of the property, with loft access and benefitting from an en-suite wet room.

#### **Wet Room**

7' 6" x 5' 4" (2.28m x 1.62m)

The wet room features a white wash hand basin, w.c and a shower. Wet wall panelling and a further door leading to the kitchen.

#### **Upper Hallway**

The carpeted upper hallway provides access to all of the upper accommodation, the partially floored loft and has a built-in storage cupboard.

#### **Principal Bedroom**

7' 7" x 13' 3" (2.31m x 4.04m)

Good size principal bedroom overlooking the front of the property with laminate flooring and a built-in double wardrobe with sliding mirrored doors.

#### **Bedroom 2**

9' 1" x 9' 1" (2.77m x 2.77m)

Second double bedroom is to the rear with laminate flooring, a built-in storage cupboard and ample room for free-standing furniture.







### Bedroom 3

7' 3" x 10' 0" (2.21m x 3.05m)

Bedroom 3 is the third double bedroom to the front with laminate flooring and a built-in storage cupboard.

### Family Bathroom

5' 10" x 6' 1" (1.78m x 1.85m)

Fully tiled family bathroom has a white three piece suite and a thermostatic shower over the bath. Featuring an opaque window to the rear and vinyl flooring.

### Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

### Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, curtain poles, curtains, blinds and bathroom accessories. The built-in oven and hob and the dining table and chairs in the kitchen, also the freezer and the tumble dryer in the garage.

### Gardens

The easily maintained front garden is mainly laid with mono blocked paving and a further stone chipped section. The rear garden is laid with decorative paving slabs providing the perfect space for family entertaining.

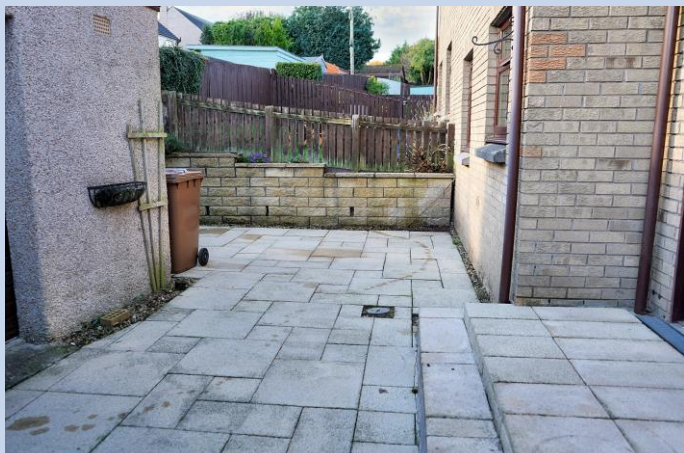


### Parking & Garage

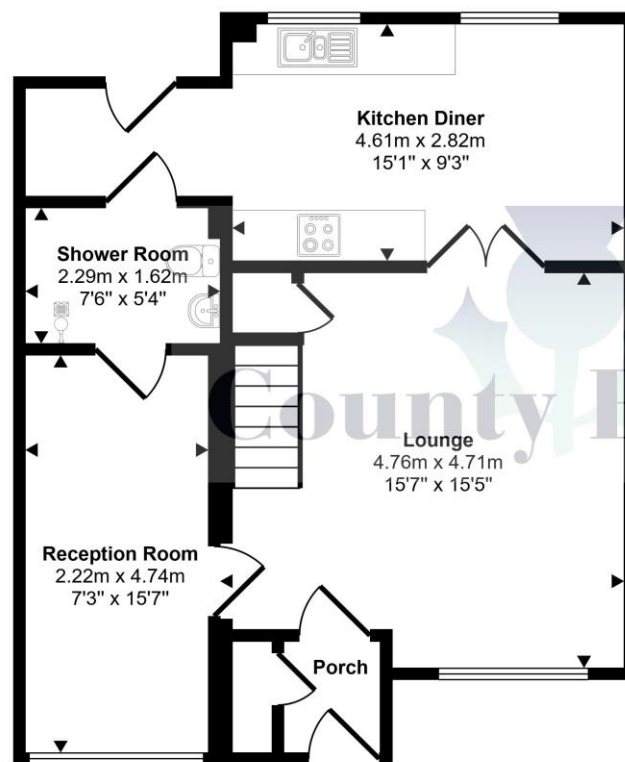
The property features a mono blocked driveway to the front providing off-street parking for 2 vehicles. There is a single garage to the rear with power and lighting, a freezer and tumble dryer.

### Home Report

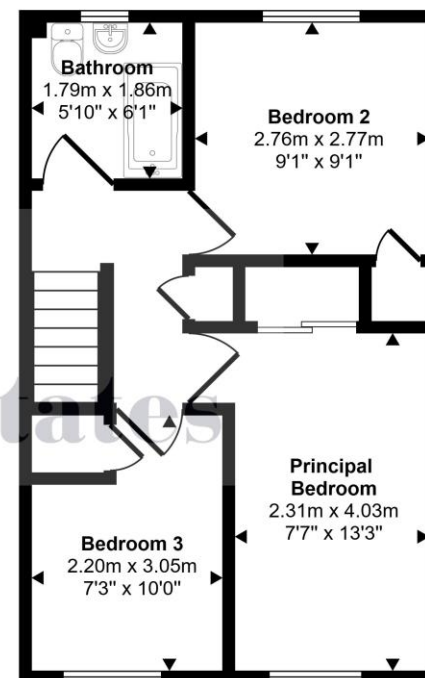
To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



Approx Gross Internal Area  
93 sq m / 1003 sq ft



**Ground Floor**  
Approx 57 sq m / 613 sq ft



**First Floor**  
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
admin@county-estates.net  
www.county-estates.net