



Bulloch Crescent
Falkirk FK6 5AW

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the open market this immaculately presented two double bedroom semi-detached villa, which will come complete with its own private driveway.

The subjects are set on the edge of the open countryside, close to the village of Denny. Within the village and close by, you will find a "Sainsburys" ideal for your weekly shopping, Co-op, Greggs and Boots the chemist. There is also a wide variety of small independent retailers, offering super coffee shops, florist, butchers etc. Should motorway connections be necessary, the M876 is only a short distance as is access to Stirling. There is a by-pass road being constructed now, which once complete will provide faster access to the motorway connections, and the amin town of Falkirk. Close by to the property, you will find great family walks which are ideal for dog walking and running. EPR: C



Now let us have a look at what this super home has to offer.

On entering the property, you will find an entrance porch, which then gives way to the lounge. The lounge has an open plan aspect giving way to a very spacious room. There is a generous sized cupboard within the lounge, under the stairwell.

Following on the kitchen is accessed via the lounge and offers a great space where you can easily accommodate a dining suite. There is a good range of base ad wall units, and the free-standing cooker will form part of the sale. Access to the rear garden is off the kitchen.

The upper accommodation offers a large master bedroom, there is a large storage cupboard, which is great for, further storage. Bedroom two is also a full-sized double bedroom, which is situated to the front of the property.

To conclude this property internally you will find the family bathroom, which is fitted with a white three-piece suite, with a shower over the bath.





Externally you will find a small front garden and private driveway. The rear gardens are a mix of lawn and a patio area. The garden shed will form part of the sale.

On a more practical level the heating is supplied by a gas fired system. All windows are UPVC units and there is storage to the ground floor lounge and the upper master bedroom. Access to further storage by way of the loft is off the upper hallway.

This is a super starter home, or someone who is downsizing to a smaller home.

Items which are included within the sale are.

All Flooring
Free standing Cooker
Curtain Poles to lounge and both bedrooms
Lounge blind
Garden Shed

Lounge
16'7" x 14'7"

Dining Kitchen
16'7" x 8'7"

- Small cu-de-sac location
- Private Driveway
- UPVC Double Glazing
- Gas Central Heating
- South facing rear Gardens.
- Dining Kitchen
- Two Double Bedrooms
- Good storage throughout
- Council Tax Band: C
- Energy performance rating

Master Bedroom
16'7" x 8'7"

Bedroom Two
16'7" x 8'7"

Bathroom
9'0" x 5'4"

GROUND FLOOR

1ST FLOOR



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 errors, omissions 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.
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