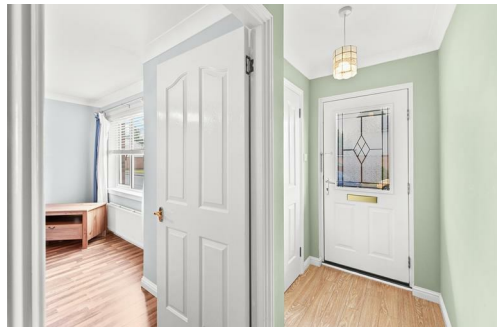




Avonbank Gardens
Denny FK6 6LH

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



Alexander Taylor is delighted to bring to the open market this, super home which is set within a private estate of similar properties. The subjects were initially completed by "Ogilvie Homes" The location of this home will give you great access to Stirling, which is only a short drive, local convenience stores and Denny main high street. Denny is under a huge regeneration, where it has seen a new shopping centre along with a new library. Avant Homes have completed a large development and there are many more developers, in the pipeline, which will eventually build Denny out and into Dunipace, this is an ideal long-term investment. EPR: C

For commuters, this is an ideal location to gain easy access to Stirling, Larbert, Glasgow and Edinburgh. Super starter home, set within a lovely little estate as you head out of Dunipace towards Stirling. The subjects offer excellent room sizes, large lounge, and dining area with patio doors. the kitchen is fully functional but will need a little attention due to age. "Bedroom three is a single room, while bedroom one and two are double rooms each with a fitted wardrobe". The bathroom has an over the bath shower and finally the loft is partially floored with a loft ladder. Externally you have a generous rear garden and private driveway to accommodate several cars.

Internally the space this home provides is seldom seen within new build property. On the ground floor level, you will find an entrance hallway which gives access to the upper accommodation and the WC and lounge. The lounge is spacious and is open plan to the dining area. The sofa and TV unit will form part of the sale if so desired. The dining area is large enough to accommodate a family sized dining suite and you have the added benefit of having the patio doors which give access to the rear gardens.



The kitchen is via the dining area. The kitchen is fully functional but will need a little attention due to age, however it is a generous size and can easily accommodate a small breakfasting suite. The appliances and the workstation will form part of the sale. Access to the rear gardens is off the kitchen.

The upper accommodation offers: two double bedrooms both with fitted double mirror wardrobes. Bedroom three is a single bedroom.

To conclude this home internally you will find the family bathroom which is fitted with a white three-piece suite and an over the bath electric shower, which was replaced recently.

On a more practical level the heating is a gas fired system, the boiler has been serviced with the latest service being approximately two months ago. All fire regulations are in place. The back door was replaced approximately five years ago. Storage can be found within the large cupboard within the lounge, the upper hallway, and the loft. We would like to also point out, that there is no factor within this estate.

Externally there is a small front garden which is lawn. The rear gardens are a mix of lawn and astro turf to the elevated section, no need to worry about getting the lawn mown in this area.

Parking is by way of your own private driveway to the side of the house, where you will be able to park two cars.

Overall, this is a super starter home, where you have a blank canvas to make it your next forever home.



Items included within the sale are:

- All Flooring
- All Window Blinds
- All Light Fittings
- Stainless Steel finish Electric Oven
- Stainless Steel finish four burner gas Hob
- Integrated Extractor
- Free standing Washing Machine (sold as seen)
- Free standing Fridge (sold as seen)
- Free standing Freezer (sold as seen)
- Sofa to Lounge (sold as seen)
- TV unit within Lounge
- Generous sized garden Shed
- Free standing fire surround and electric fan fire

Lounge
13'0" x 13'10"

Kitchen
7'7" x 9'4"

Dining Room
7'11" x 9'4"

WC
3'1" x 5'2"



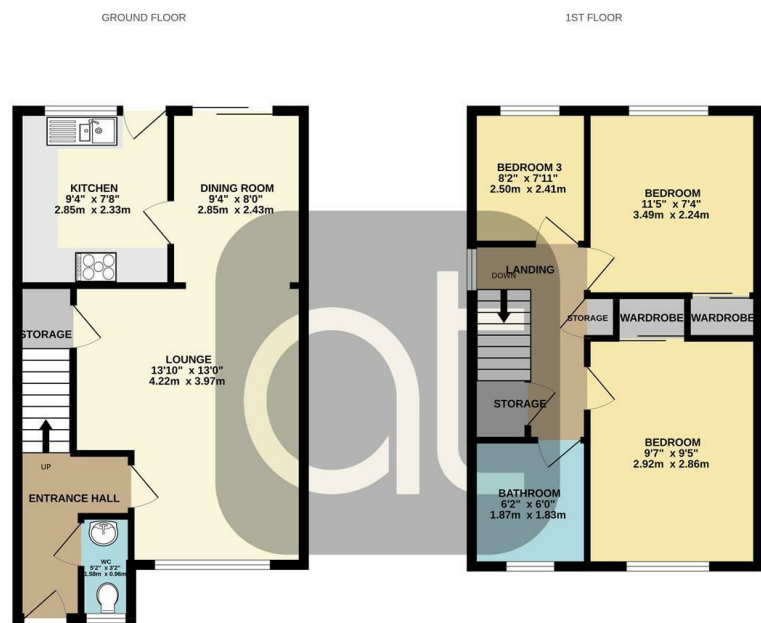
- Larger sized three bedroom Semi Detached Villa
- Private driveway
- Highly sought after estate
- Quiet area, great for kids
- Close to all local amenities
- Motorway connections are close by
- Primary Schools are within walking distance
- Gas Central Heating
- Boiler serviced approximately two months ago
- Council Tax Band: D

Master Bedroom
9'4" x 9'6"

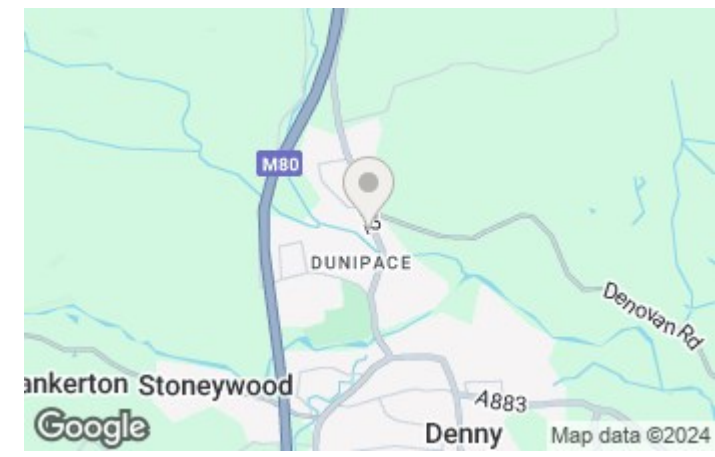
Bedroom Two
7'4" x 11'5"

Bedroom Three
8'2" x 7'10"

Bathroom
6'0" x 6'1"



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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. Made with Metreplex ©2024



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Viewing strictly by appointment with the Agent.



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