



Sutherland Drive
Denny FK6 5ER

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



Alexander Taylor is delighted to bring to the open market this larger style three double bedroomed mid terraced villa. The subjects are set within a residential estate of similar properties, where you will find a great mix of smaller and larger homes. EPR: C Overall internal size: 90 Square Meters/ 969 Square Foot.

Set close to all local amenities, such as convenience store, which will cater for your everyday needs. A little further afield and you will find the main town of Denny. Within the recently redeveloped town you will find a new library, Boots the chemist, Greggs and independent retailers which includes, coffee shop, butchers, and beauticians. For a larger food shop Sainsburys is only a few minutes' drive.

If you need to commute, you will be spoiled for choice. The M876, which is a gateway to the M80 and the M9, giving you ease of access to Stirling, Glasgow, and Edinburgh. Denny offers a great lifestyle, especially if horses and the open countryside is your things, you have so much to choose from.



Now let us see what this super home has to offer.

Internally there is some upgrading required, but once this has been completed, you will have a super long-term home.

The entrance hallway gives way to the upper stairs a large storage cupboard, which is large enough to form a downstairs WC. Access to the lounge is off the hallway. The lounge open plan to dining area, is upper sized, with a large picture window overlooking the front gardens. There is also a window overlooking the rear gardens. Access to the kitchen is off the dining area. You will not be disappointed by the size of the kitchen, it is fitted with wall and base units, however with a little imagination, you could easily have space for casual dining. Access to the rear gardens is off the kitchen.



The upper accommodation offers three full double bedrooms. The master bedroom and bedroom two both have fitted storage.



To conclude this super home internally you will find the family bathroom, which is fitted with a white suite, over the bath shower and chrome towel warmer.

On a more practical level the heating is supplied by a gas fired system, which has been service yearly. All windows are UPVC double glazed units. There is good storage to the lower and upper level.

Externally the front and rear gardens have just been fully landscaped to offer "Astro Turf" to the front and rear gardens, along with chips. There is a generous patio area to the rear. We should point out that the rear gardens are of a south aspect.

What a super starter home this is, seldom seen room sizes throughout and one we are expecting will be of a great interest to a wide market.



Items included within the sale are:

- All flooring
- All window blinds
- All light fittings
- Electric Oven
- Four burner gas on glass Hob
- Extractor
- Free standing slimline Dish Washer (sold as seen)

Lounge
13'2" x 21'3"

Breakfasting Kitchen
9'9" x 10'6"

Master Bedroom
8'7" x 12'2"



- Larger sized Mid Terraced Villa
- Spacious lounge open plan to dining area
- Large breakfasting kitchen
- Boiler was replaced 5 years ago
- Boiler has been serviced this year
- UPVC double glazing was replaced 15 years ago
- Council tax band: B
- Energy performance rating: C
- Newly landscaped front and rear gardens
- Close to all local amenities

Bedroom Two
9'2" x 11'6"

Bathroom
6'2" x

Bedroom Three
7'5" x 8'10"

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 error, omission 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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