



Dryburgh Avenue  
Denny FK6 6AF

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





Alexander Taylor is delighted to bring to the open market this super three- bedroom upper, cottage flat. The subjects are set within walking distance of the popular town of Denny. The location of this super home is such that you have the benefit of a small village feel, whilst being only minutes' drive from the main town of Denny or a little further to the main historic town of Stirling. Close by you will find a good mix of convenience stores, whilst the main town offers a good mix of high street names such as "Sainsburys," Boots chemist and Greggs. There is a great mix of local independent stores such as a florist, coffee house, barbers, butchers and more, just gives you that feel of a welcoming village/town where community really is important.

EPR: D

Let us have a look around what this home has to offer.

Super large style, three double bedroom, upper cottage flat, situated within walking distance to the main village of Denny. On offer you will find a fresh, bright, and spacious home, which is offered to the market in immaculate condition. There have been improvements carried out, such as a new kitchen, which will come complete with a "Range Cooker," "Belfast" sink and all integrated appliances will be included. The bathroom has also re-modelled to offer a large shower room, all finished to a traditional theme. The loft has been fully floored, and walls formed, however this does not comply but is an amazing storage area. There are extensive rear gardens which will provide, parking for several cars, "Summer House," additional large shed and "pergola."



On a more practical basis the heating is supplied by a gas fired boiler. The windows are wooden double-glazed units. The kitchen was replaced in 2019, by "Howdens". The loft has been floored and walls formed, however please note that this area, does not comply with building regulations to form a further bedroom and should you wish to do so, all building and fire regulations must be met by Falkirk Council. Externally there is parking for several cars. There is a large garden room and there is a smaller garden shed, both of which will form part of the sale. The remaining area is a mix of paved area, "Astro Turf" and mixed chips.

This is a super opportunity to acquire a spacious and modern home, where a young family have space to grow.

Items included within the sale are:

- All Flooring
- All Light fittings
- All window Blinds
- Tall integrated Fridge Freezer
- Integrated Washing Machine
- 5 Burner Gas Hob "Range Cooker"  
(ovens are electric)
- Fire to Lounge

**Lounge**  
12'5" x 15'7"

**Kitchen**  
11'4" x 10'7"

**Bathroom**  
8'0" x 5'6"

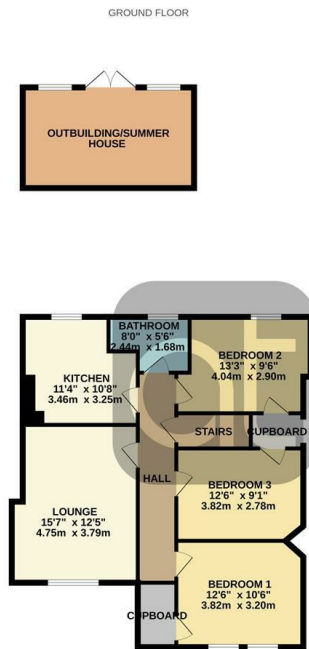
- Popular location
- Extensive side and rear gardens
- Newly fitted kitchen
- All Appliances will form part of sale
- Shower room with large shower enclosure
- Traditional style sanitaryware
- Elevated ceiling heights
- Down lighters to kitchen, hallway, and bathroom
- Excellent storage throughout
- C Tax Band: A

**Master Bedroom (Front Room)**  
12'6" x 10'5"

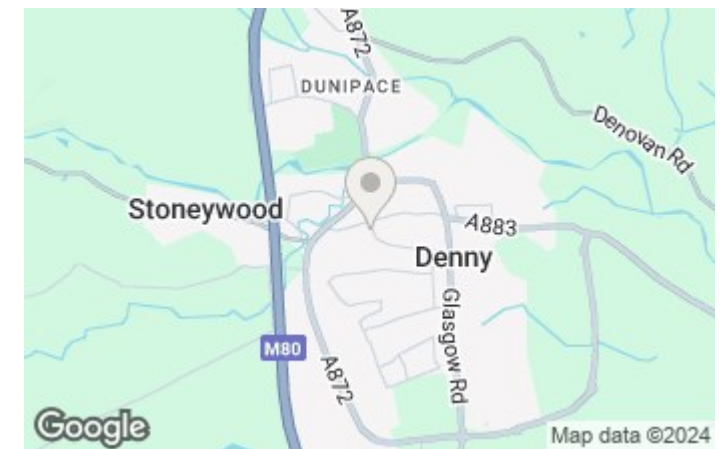
**Bedroom Two (Rear Room)**  
13'3" x 9'6"

**Bedroom Three**  
12'6" x 9'1"





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors 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 accuracy, appropriateness and availability of information has not been tested and is guaranteed. No liability accepted. © Alexander Taylor Estate Agents Ltd. Made with Mapbox (2024)



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Viewing strictly by appointment with the Agent.



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