



Lochhead Avenue
Denny FK6 5EQ

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



Alexander Taylor is super excited to bring this rare opportunity of this outstanding three-bedroom semi-detached villa, situated within a highly desirable pocket of Denny. This stunning home has been tastefully extended in 2020, to give you an amazing open plan kitchen/dining/family room, believe me it is stunning. The boiler has been replaced in 2022, the bathroom was replaced in 2022, and the rear gardens have a large garden room, split into a "Hot Tub" area and a "Bar". The décor is more fitting for a magazine, you will not be disappointed with this super, glamorous home!!! The total internal floor area covers: 1140 sq. foot/106 sq. meters.

Now let us see what this amazing home has to offer:



Nestled in the highly sought-after location of Lochhead Avenue, Denny, this outstanding semi-detached house presents an exceptional opportunity for families seeking a comfortable and stylish home. With three well-proportioned bedrooms and two modern bathrooms, this property is designed to cater to the needs of contemporary family living.

Upon entering, you are greeted by two inviting reception rooms that offer ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning open-plan dining and family area, which is perfect for both everyday living and hosting gatherings. There are the ever popular "Bi folding" doors which give additional access to the rear gardens. The glamorous decor throughout the property adds a touch of elegance, creating a warm and welcoming atmosphere. The kitchen area will come complete with appliances, and large island with additional storage.

The family bathroom is stunning and is fitted with marble effect tiles, gold finishings and feature vanity unit. The master bedroom benefits from a WC, which is very handy.





One of the standout features of this home is the large garden room, which boasts a hot tub area and a bar, making it an ideal space for unwinding after a long day or entertaining friends and family. The expansive garden provides a wonderful outdoor retreat, perfect for children to play or for enjoying summer barbecues.

This property is not just a house; it is a home that offers a perfect blend of comfort, style, and functionality. With its prime location and impressive features, it is sure to attract considerable interest. Do not miss the chance to make this remarkable property your own.

Items included within the sale are:

All flooring
All Window Blinds
All Light fittings
All Curtain Poles
All Curtains
Electric Charging Point

Integrated tall Fridge Freezer
Integrated slimline Dish Washer
Integrated Microwave Oven
Single electric Oven
Four burner Induction Hob
Extractor
The Hot Tub is by separate negotiation.

Loiunge
14'1" x 13'7"

Kitchen Dining Family Room
12'4" x 21'6"

Utility Room
4'8" x 8'8"

Bathroom
5'8" x 8'2"

Master Bedroom to face of wardrobes
10'0" x 14'10"

- Highly sought after location
- Outstanding extension to the rear ground floor (2020)
- Stunning open plan kitchen/dining/family room (2020)
- Bi-folding doors to dining area
- All Appliances will form part of the sale
- Beautiful newly fitted bathroom (2022)
- Large Garden room split into bar and hot tub area
- Fully landscaped rear gardens
- Council tax band: B
- Overall internal floor area: 1140 sq foot 106 Sq meters

Bedroom Two
8'11" x 12'4"

Bedroom Three
8'4" x 10'0"

Master Bedroom WC:
2'10" x 5'5"

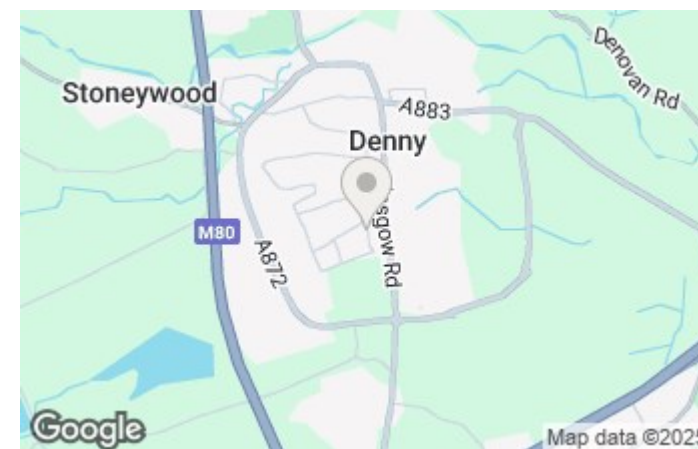
Hot Tub area
10'8" x 12'0"

Bar Area
8'0" x 14'7"



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or condition at the time of writing.

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