



Burnside Drive
Denny FK6 5EU

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

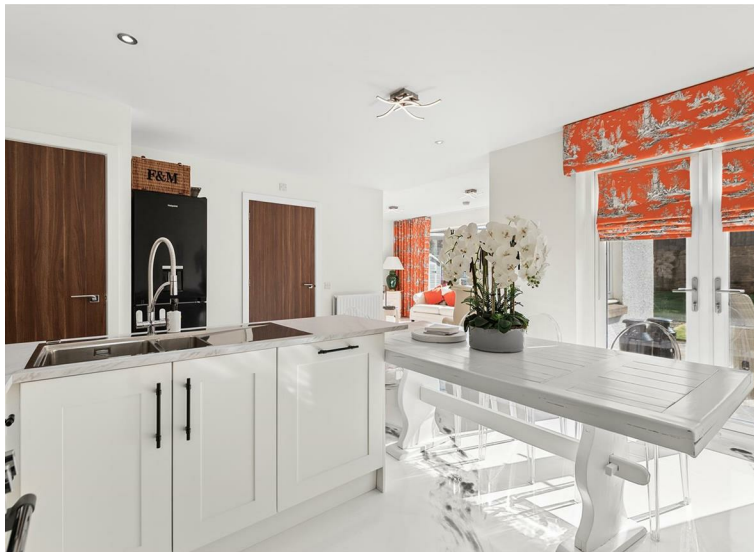


Alexander Taylor is delighted to be to the open market, this outstanding and superior four bed detached villa, situated within the Avant development within the vibrant town of Denny.

The over all internal floor area is 1431.6 Square foot/ 133 Square meters.

This super home is set centrally between Denny and Stirling and offers speedy access to all major motorway connections. Local shopping can be found within the main village of Denny, where you will find a Sainsburys, Boots, co-op, Greggs, and other smaller independent retailers. For more high street stores, the historical towns of Stirling or Falkirk are close by.

Nestled in the highly sought-after Avant Development on Burnside Drive, Denny, this exquisite, detached house, known as the "Rosebury," presents an exceptional opportunity for discerning buyers. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style.



Upon entering, you are greeted by an inviting reception hallway, giving access to all ground floor rooms. Firstly, you will find, your own private space byway of the lounge, which provides ample space for relaxation and entertaining. The heart of this home is undoubtedly the outstanding kitchen, dining, and family room, which has been thoughtfully designed to cater to modern living. The newly fitted "Shaker" style kitchen, installed within the last year, boasts a prestigious "Stoves" range cooker, making it a dream for any culinary enthusiast. All integrated appliances and the free-standing Fridge Freezer will all form part of the sale. Please note that all appliances are less than a year old and the Dish Washer has never been used.

The family room, is an outstanding space and is enhanced by bi-folding doors that seamlessly connect the indoor space with the outdoor garden, allowing for an abundance of natural light and a perfect setting for summer gatherings.





Off the kitchen you gain access to the utility room and WC. There is also access to the garage, making it ideal should you wish to convert the garage.

The upper accommodation offers four generous sized bedrooms, with bedroom four having been fitted out as a dressing room, ladies you will love this. The primary bedroom en-suite will come complete with a 1200 shower, which includes a digital shower with a "Rain Shower". The family bathroom offers an over the bath shower and glass screen, along with a handheld shower. There are feature wall hung vanity units within all bathrooms and full wall tiling to the main bathroom and en-suite bathroom. All tiling is by "Porcelanosa."

Externally you will find that the front gardens have been extended to give you a large mono block driveway, which can accommodate up to three cars. The rear gardens offer a great outdoor space and are a mix of patio and lawn. We should point out that the rear gardens are of a south aspect, which is perfect for all day sunshine.

This home is not just a property; it is a lifestyle choice in a community that is both vibrant and welcoming. With its modern amenities and prime location, the "Rosebury" is a rare find that promises to meet the needs of contemporary family living. Do not miss the chance to make this remarkable house your new home.



Items included within the sale are:

All Flooring (newly fitted carpets 100% wool)
 All blinds (except Kitchen family room)
 All Light Fittings
 Stoves Range cooker (All Gas)
 Tall free standing Fridge Freezer (1 year old)
 Integrated Dish Washer (never been used)
 Extractor (brand new in box)

Lounge
 9'10" x 13'2"

Family Room:
 17'0" x 10'0"

Kitchen/Dining
 16'9" x 13'0"

Utility Room
 4'10" x 6'2"

W C
 5'1" x 5'6"



- Highly sought after location with in the Avant Development in Denny
- Property known as the "Rosebury" which offers an outstanding kitchen/dining/ family room
- Bi folding doors off family room
- New fitted "Shaker" style kitchen fitted within the last year
- "Stoves" Range cooker
- Four double bedrooms
- Master bedroom en-suite complete with a 1200 shower enclosure with digital shower complete with "Rain Shower"
- Feature vanity units to en-suite and bathroom
- Fitted dressing room to bedroom four
- Extensive garden grounds to the rear, which are south facing

Master Bedroom
 11'0" x 11'11"

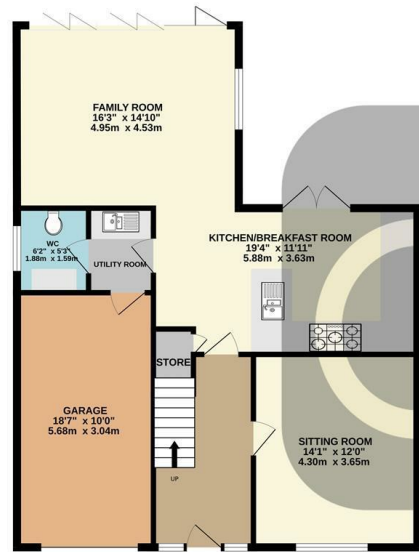
Master En-suite
 8'2" x 4'7"

Bedroom Two:
 14'6" x 9'1"

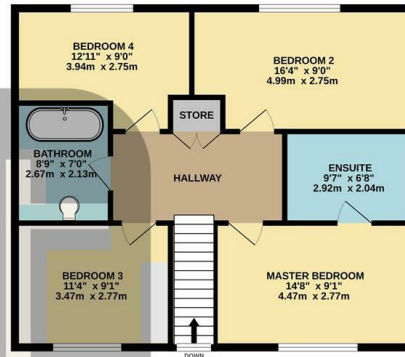
Bedroom Three:
 10'3" x 11'3"

Bedroom Four
 11'1" x 7'5"

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

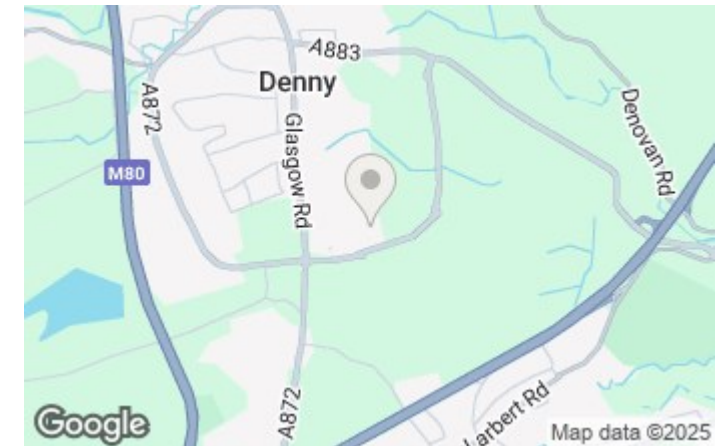


1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1670 sq.ft. (155.1 sq.m.) approx.

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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Viewing strictly by appointment with the Agent.



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