



Garvald Road  
Denny FK6 5NR

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





Alexander Taylor is delighted to bring to the open market, this, super sized four-bedroom detached villa. The over all internal floor area, not including the conservatory, or garage, is 1399 Sq. feet, which is seldom seen in today's market. EPR: C

The property is offered to the market in immaculate condition throughout. and over a period our client has carried out many enhancements. The kitchen has been replaced and a small extension added to the rear, to create an amazing space, now offering a large kitchen area, opening into a dining area, with access to the rear garden. The bathroom has been fully refitted to offer a four-piece suite consisting of a large corner shower, bath, and feature vanity units. Some of the internal windows have been replaced. A full new heating system was installed in 2009. The main electric box has been replaced. Externally, the soffits, fascias, and facing boards were replaced with minimal maintenance UPVC. Finally, the conservatory was supplied and fitted by "Portland conservatories" one of the highly regarded suppliers of conservatories. The garage door has been replaced and is operated via remote control.

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

Situated in a tranquil cul-de-sac on Garvald Road, Denny, this charming, detached house offers a perfect blend of comfort and modern living. Built in 1981, the property boasts a generous internal floor area of 1,399 square feet, providing ample space for families or those seeking room to grow. Upon entering, you are welcomed with a spacious hallway, which gives access to all ground floor rooms and stairs to the upper floor. Firstly, you will find a spacious lounge, which features patio doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor living. The newly fitted kitchen is a highlight of the home, complete with modern appliances, making it an ideal space for culinary enthusiasts.





The extension provides an open plan feel and gives access to the side of the property. Additionally, the ground floor offers a versatile office or bedroom, catering to various lifestyle needs.

The property comprises four well-proportioned bedrooms, ensuring that everyone has their own personal space. The family bathroom is designed with a four-piece suite, providing both functionality and comfort, while a convenient WC is located on the ground floor for added convenience.

Parking is a breeze with space for up to three cars, and the larger-sized detached garage offers further storage options or potential for a workshop. The garage door has been upgraded to operate by remote control. The large conservatory adds an extra dimension to the home, perfect for enjoying the garden views throughout the seasons.

Situated just a few minutes walk from Head of Muir Primary School, this property is ideally located for families. With its combination of space, modern amenities, and a peaceful setting, this home on Garvald Road is a wonderful opportunity for those looking to settle in a welcoming community.



Items included within the sale are:

All flooring

All Window Blinds

All Light Fittings

Double electric Oven

Four burner Gas on glass Hob

Integrated Dish Washer

Integrated tall Fridge Freezer

**Lounge;**  
10'8" x 19'7"

**kitchen area;**  
10'4" x 11'4"

**Dining Area:**  
7'11" x 10'9"

**W C :**  
2'11" x 4'7"

**Bedroom Four/Office**  
7'9" x 10'5"



- Small cul-de-sac location
- A few minutes walk to Head of Muir Primary School
- Newly fitted Kitchen complete with appliances
- Spacious lounge with Patio Doors to rear garden
- Down stairs office/bedroom
- Four piece family bathroom
- WC to ground floor
- Three full double bedrooms
- Larger sized detached Garage
- 1399 Square Foot/ 130 square meters internal floor area

**Conservatory:**  
9'10" x 19'3"

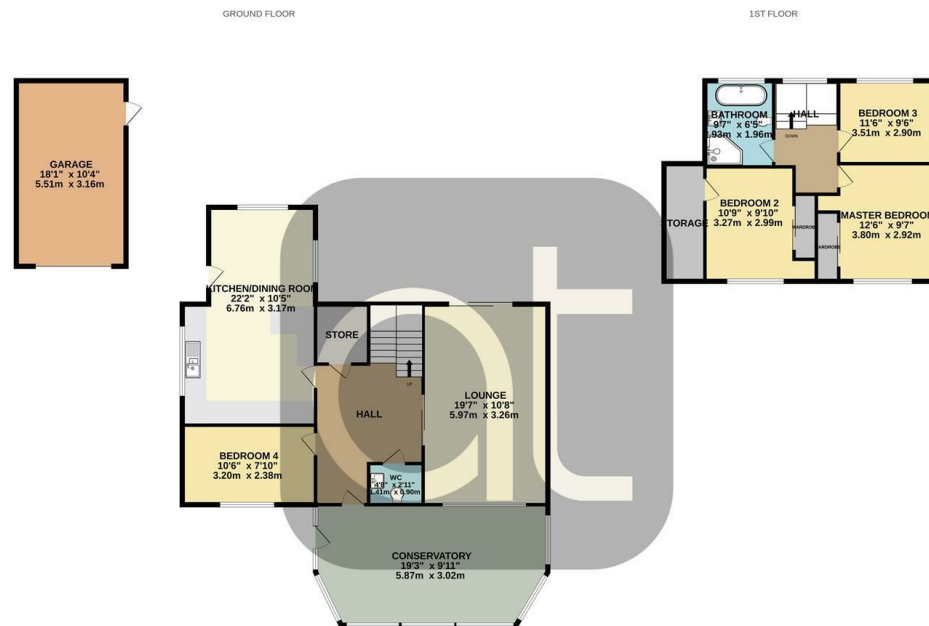
**Master Bedroom:**  
9'6" x 12'5"

**Bedroom Two:**  
10'8" x 9'9"

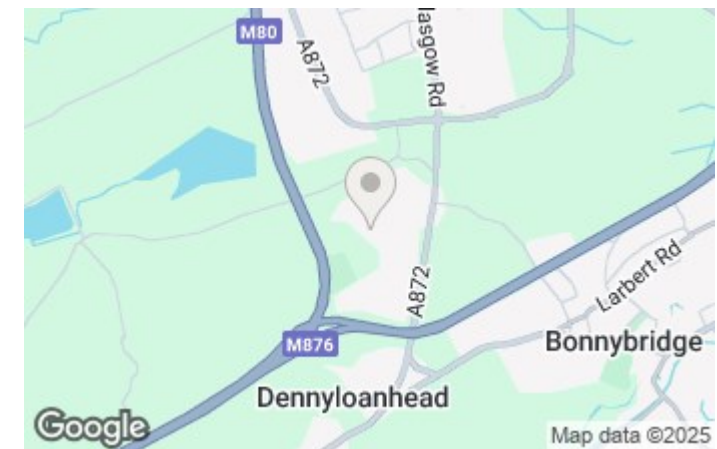
**Bedroom Three:**  
9'6" x 11'6"

**Bathroom:**  
6'5" x 9'7"





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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