



186 Bulloch Crescent
Denny FK6 5AW

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



Alexander Taylor is delighted to bring to the open market this immaculately presented two double bedroom semi-detached villa, which will come complete with its own private driveway. EPR: C overall internal floor area is: 861 Square Foot

The subjects are set on the edge of the open countryside, close to the village of Denny. Within the village and close by, you will find a "Sainsburys" ideal for your weekly shopping, Co-op, Greggs and Boots the chemist. There is also a wide variety of small independent retailers, offering super coffee shops, florist, butchers etc. Should motorway connections be necessary, the M876 is only a short distance as is access to Stirling. There is a by-pass road now, which provides faster access to the motorway connections, and the amin town of Falkirk. Close by to the property, you will find great family walks which are ideal for dog walking running etc.

Now let us have a look at what this super home has to offer.

On entering the property, you will find an entrance porch, which then gives way to the lounge. The lounge has an open plan aspect giving way, where the stairs to the upper floor are off the lounge. There is a generous sized cupboard within the lounge, under the stairwell.

Following on the kitchen is accessed via the lounge and offers a great space where you can easily accommodate a dining suite. There is a good range of base ad wall units, and the free-standing gas cooker. Free standing tall Fridge Freezer and the washer/drier will all form part of the sale. Access to the rear garden is off the kitchen.

The upper accommodation offers a spacious master bedroom, complete with fitted wardrobes. Bedroom two is also a full-sized double bedroom, which is situated to the front of the property.





To conclude this property internally you will find the family bathroom, which was fully replaced around 2019. Here you will find a white three-piece suite, vanity unit, which is ideal for storage, and an over the bath "Rain Shower," complete with a lady shower. We should point out that the shower is a "Thermostatic Shower" which allows for a far greater water pressure, there is a glass shower screen. Finally, there is also a cupboard within the bathroom, perfect for linen and towel storage.

This is a super starter home, or someone who is downsizing to a smaller home.

Externally the front gardens have been replaced to offer a double mono block driveway. The rear gardens have been enhanced with patio area, decking and "Astro Turf" making for a maintenance free garden. The garden shed will form part of the sale. There is an external light and garden tap to the rear. The rear gardens are of a south aspect which is perfect for lazy day soaking up the sun.

On a more practical level the heating is supplied by a gas fired system, and the boiler was replaced as little as a year ago. The boiler will come with a seven-year warranty. All windows are double glazed units and there is storage to the ground floor lounge and bathroom. Further storage can be found within the loft space, which has been partially floored.



Items that are included within the sale are;

All Flooring

All Light Fittings

Tall Free standing Fridge Freezer (sold as seen)

Free standing Washer/Drier (sold as seen)

Free standing Gas Cooker (sold as seen)

TV and bracket to Master Bedroom

Garden Shed (sold as seen)

Lounge:

12'4" x 15'0"

Dining Kitchen:

9'2" x 12'4"

Master Bedroom:

9'4" x 12'5"



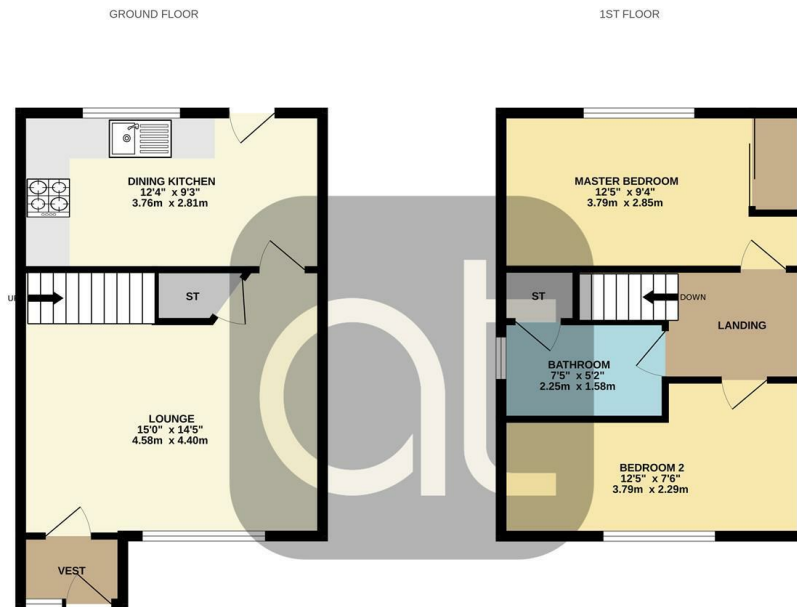
- Fantastic First Time Buyers Property
- Spacious Lounge with open plan staircase
- Dining Kitchen
- All appliances are included within the sale
- Freshly decorated
- New Boiler fitted in 2009 complete with a 7 year warranty
- Bathroom was fully replaced in 2019
- Loft is partially floored
- Council Tax Band: C
- EPR:

Bedroom Two:

7'6" x 12'5"

Bathroom:

5'2" x 7'4"



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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