



Anderson Drive
Denny FK6 5DY

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



Alexander Taylor is delighted to bring to the open market, this fine traditional, Semi-Detached Villa, set within one of Denny's most desirable addresses, which is within walking distance to all local amenities. What you will find is all the grandeur of a traditional property, such as elevated ceiling heights, ornate coving, large spacious rooms and the option to have a large bedroom on the ground floor, or a further public room. The property has been enhanced over a period of time and comes to the market in immaculate condition throughout. EPR: D Internal floor area: 1334 Square Foot/ 124 Meters

Nestled on the charming Anderson Drive in Denny, this outstanding traditional semi-detached villa offers a delightful blend of classic elegance and modern convenience. With four generously sized bedrooms and two well-appointed bathrooms, this home is perfect for families seeking both space and comfort.

As you enter, you will be greeted by elevated ceiling heights that create an airy and inviting atmosphere. The ornate coving on the ground floor adds a touch of sophistication, showcasing the property's character. The spacious reception room provides an ideal setting for relaxation or entertaining guests, while the additional downstairs bedroom can easily serve as a dining room, offering flexibility to suit your lifestyle.

The kitchen, which was thoughtfully replaced around 12 to 13 years ago, is equipped with modern amenities, including an electric oven and gas hob that were updated just 2 to 3 years ago. The free-standing Dish Washer will form part of the sale. This ensures that you have a functional and stylish space for culinary pursuits. There is a further utility/ storage room, off the kitchen, which also gives access to the rear gardens.

Following on and set on the ground floor you will find the family bathroom, which is fitted with a white suite and modern vanity units, which are perfect for everyday storage.





The upper accommodation offers three very generous sized bedrooms, with the master bedroom benefiting from a large WC.

The property benefits from a well-maintained boiler that is under a service plan and receives annual servicing, providing peace of mind for future homeowners.

Externally there is a spacious well-kept rear garden, which will come complete with the garden shed. There is a private driveway, and we should point out that the detached garage, has had the garage door replaced to provide ease of access by way of a remote-control door.

With its combination of traditional charm and contemporary updates, this semi-detached villa is a rare find in Denny. It presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a spacious family home. Don't miss the chance to make this delightful property your own.



Items included within the sale are:

All Flooring
All Window blinds
All Light Fittings
Single Electric Oven (replaced 3 years ago)
Four Burner Gas Hob (replaced 2 years ago)
Free standing Dish Washer (Sold as seen)
Garden Shed

Lounge:
13'6" x 13'6"

Dining Room:
12'1" x 11'5"

Kitchen:
10'2" x 13'0"

Bathroom:
5'7" x 11'3"

Utility Room:
3'10" x 6'2"



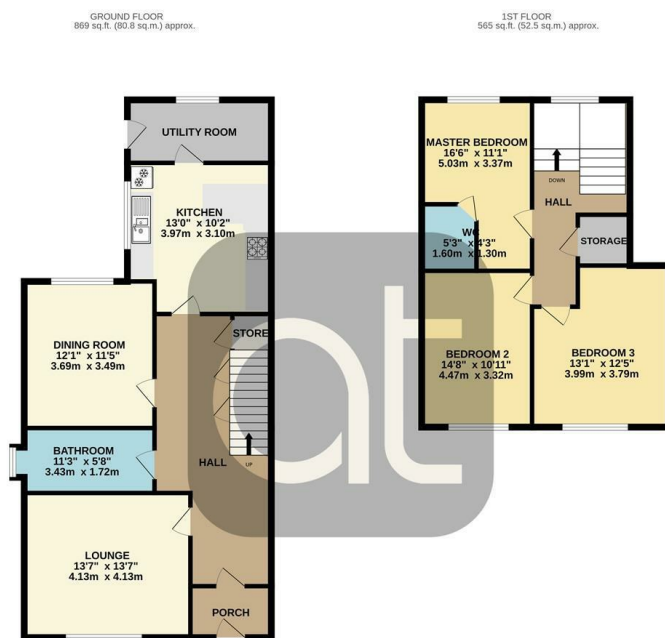
- Out standing Traditional Semi Detached Villa
- Elevated Ceiling heights throughout
- Ornate coving to ground floor
- Kitchen and windows were replaced 12-13 years ago
- Boiler is under a service plan and is serviced yearly
- The electric Oven and Gas Hob: were both replaced 2/3 years ago
- Spacious room sizes throughout
- Additional downstairs bedroom or Dining room
- Large well maintained rear gardens
- Garage door has been replaced with a new remote controlled door

Master Bedroom:
11'0" x 16'6"

WC to Master Bedroom:
4'3" x 5'2"

Bedroom Two:
10'6" x 15'6"

Bedroom Three~;
12'5" x 13'1"



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 its performance as to their operability or efficiency can be given.

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Viewing strictly by appointment with the Agent.



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