



Dryburgh Avenue
Falkirk FK6 6AG

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



Alexander Taylor is delighted to bring to the open market this super three- bedroom upper, cottage flat. The subjects are set within walking distance of the popular town of Denny. The location of this super home is such that you have the benefit of a small village feel, whilst being only minutes' drive from the main town of Denny or a little further to the main historic town of Stirling. Close by you will find a good mix of convenience stores, whilst the main town offers a good mix of high street names such as "Sainsburys," Boots chemist and Greggs. There is a great mix of local independent stores such as a florist, coffee house, barbers, butchers and more, just gives you that feel of a welcoming village/town where community really is important.

Let us have a look around what this home has to offer.

Super large style, three double bedroom, upper cottage flat. On offer you will find a fresh, bright, and spacious home, which is offered to the market in immaculate condition throughout. You will find elevated ceilings throughout, all bedrooms are full double rooms, large lounge with feature fire and breakfasting kitchen, which will come complete with all appliances. There have been improvements carried out, such as the bathroom has also re-modelled to offer a large shower room. The roof was re-tiled around 2012. The loft has been partially floored, with convenient access via a "Ramsay Loft Ladder" There are extensive rear gardens which benefit from a large, raised area and lawn. You have access to the rear of the gardens, which also offer a large car port and access to a communal parking area



On a more practical basis the heating is supplied by a gas fired boiler, which has been replaced, however some time ago. The windows are wooden double-glazed units. The loft has been partially floored, offering further storage space. There is storage to the lower hallway, the upper hallway and master bedroom and bedroom two.

Internal floor area: 882 Square Foot/ 82 Square Meters

This is a super opportunity to acquire a spacious and modern home, where a young family have space to grow.



Items included within the sale are:

All Flooring
All Window Blinds
All Light Fittings
Feature electric Fire and surround to Lounge
Integrated tall Fridge Freezer
Single electric Oven
Four burner Gas Hob
Integrated Extractor
All free-standing white goods (sold as seen)

Lounge:
12'4" x 15'4"

Breakfasting Kitchen
11'2" x 11'4"

Master Bedroom:
13'1" x 10'5"



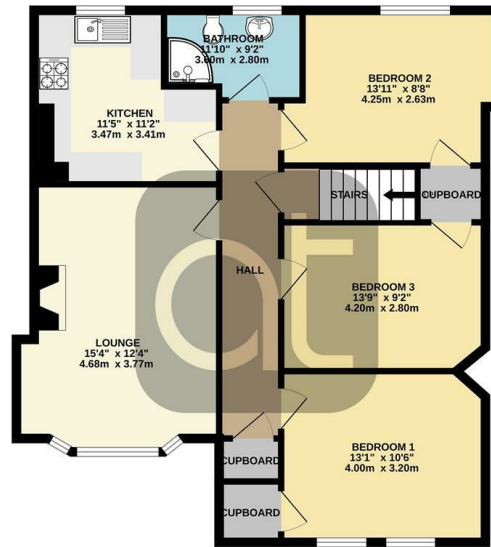
- Super spacious first floor flat
- Cottage style with private entrance
- Access to communal parking area to the rear
- All roof tiles were replaced around 2012
- Modern kitchen
- All integrated and free standing appliances are included within the sale
- Three double bedrooms
- Excellent storage throughout
- Loft is partially floored and accessed via a loft ladder
- Council Tax Band: A

Bedroom Two:
13'11" x 8'7"

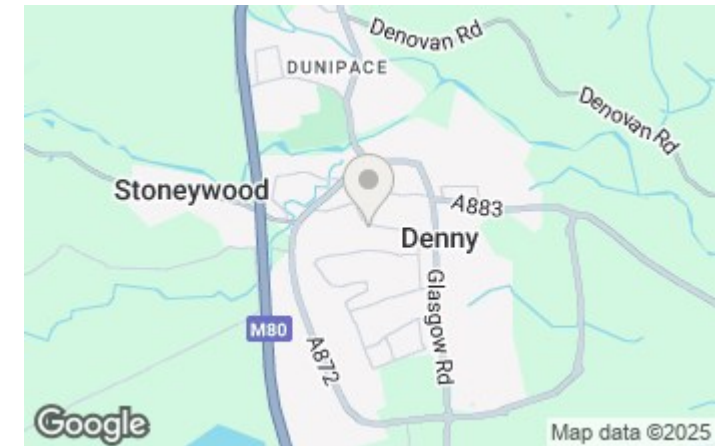
Bedroom Three:
13'9" x 9'2"

Shower Room:
9'2" x 11'9"

GROUND FLOOR



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Viewing strictly by appointment with the Agent.



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