



Braes View
Denny FK6 5NE

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



Alexander Taylor is delighted to bring to the open market this super four-bedroom End Terraced Villa. 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.

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



Set within the highly popular location known locally as "Braes View," this delightful end-terrace house offers a perfect blend of comfort and convenience. Built in 1973, the property boasts a generous internal floor area of 1,216 square feet, providing excellent room sizes throughout. With four well-proportioned bedrooms and two bathrooms, this home is ideal for families or those seeking extra space.

The heart of the home is the spacious dining kitchen, which is perfect for entertaining or enjoying family meals. The lower hallway features a convenient WC, adding to the practicality of the layout. Ample storage options throughout the property ensure that you can keep your living spaces tidy and organised.



Recent upgrades include a new boiler installed in 2023, ensuring efficient heating, and solar panels fitted in 2014, which are registered and come with a battery for added energy efficiency. The UPVC double glazing, also installed in 2014, enhances the property's insulation and comfort.



Step outside to discover a generous and tidy rear garden, which is south-west facing, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for relaxation or entertaining guests. Additionally, communal parking is available to the rear of the property, providing convenience for residents.

The location is highly desirable, with local convenience stores and a bus stop within walking distance. A short drive will take you to the bustling town of Denny, where you can enjoy a variety of amenities and services. There are four primary schools within the area with the closest being Neathermaines Primary School. The local high school is, Denny High is close by. This property presents an excellent opportunity for those looking to settle in a welcoming community with all the essentials at hand.



Items which are included within the sale re:

All flooring
All Window Blinds
All Light Fittings
Free standing wardrobe to bedroom one
Fire surround and fire
Free standing Gas & Electric Cooker
Solar Panels
Garden shed

Lounge:
11'6" x 14'7"

Kitchen Dining Room
10'9" x 18'7"

WC:
2'7" x 6'1"

Bedroom 1:
9'3" x 12'3"



- Internal floor area: 1216 Sq FT/ 113 Sq Mt
- Excellent room sizes throughout
- Spacious Dining Kitchen
- WC to lower hallway
- Fantastic storage throughout
- New Boiler installed in 2023
- Solar Panels fitted in 2014 (are registered and do have a battery)
- UPVC Double Glazing fitted in 2014
- Generous and tidy rear garden
- Communal parking to the rear

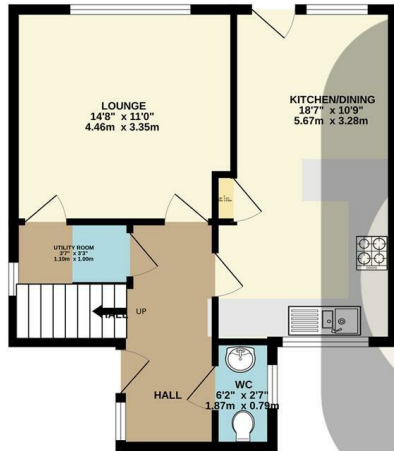
Bedroom 2:
11'8" x 11'11"

Bedroom 3:
10'0" x 11'7"

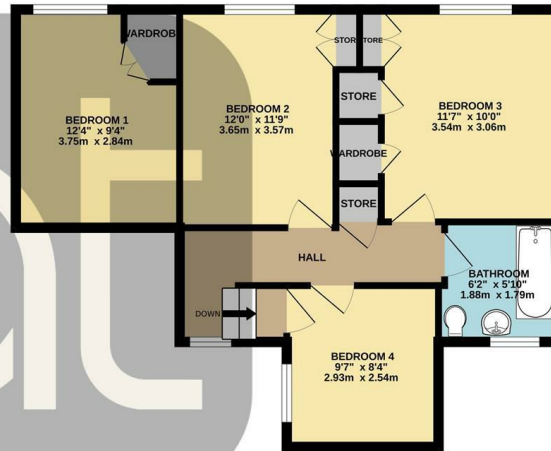
Bedroom 4:
8'3" x 9'7"

Family Bathroom:
5'10" x 6'2"

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

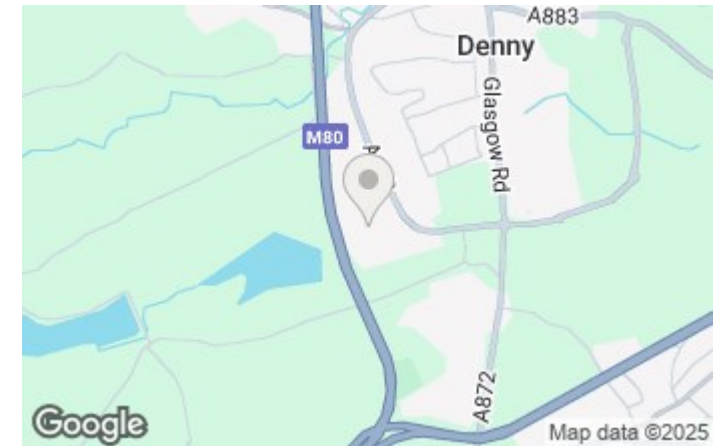


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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