







Luxury mid terraced villa enjoying a delightful open front outlook. Constructed by Avant Homes, the property carries the balance of a 10 year NHBC guarantee. Occupying private gardens, the property enjoys access to two allocated private parking spaces. The sunny fully enclosed rear garden has been landscaped incorporating deck, lawn and paved pathway.

The easily managed accommodation includes a bright sitting room with focal point bi-fold doors taking full advantage of the garden views and sun deck. The lower floor is completed by a dining sized kitchen with a range of integrated appliances and access to a generously sized downstairs WC.

Access via a feature staircase to the upper hallway which leads to all other rooms. There are two flexible bedrooms and a stylish bathroom with Sottini sanitaryware, mains shower valve, feature ceramic tiling and chrome radiator. Further points of interest include gas central heating, double glazing and feature floorings. The present owner has maintained the property to exacting standards and immediate viewing is recommended.

**Viewing**

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

Price Offers Over £173,000

EER Rating Band C

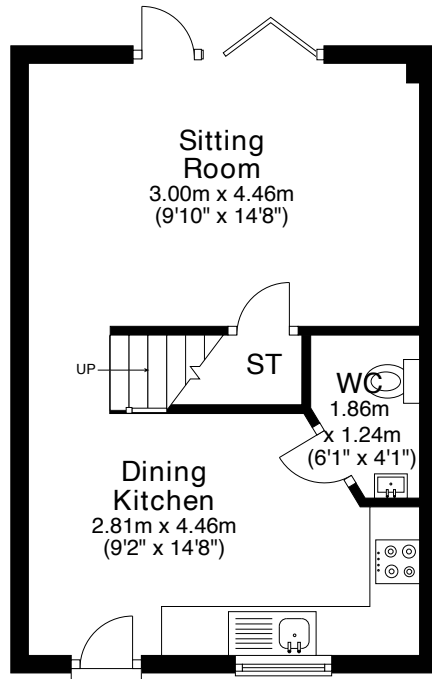
Property Ref WS5108



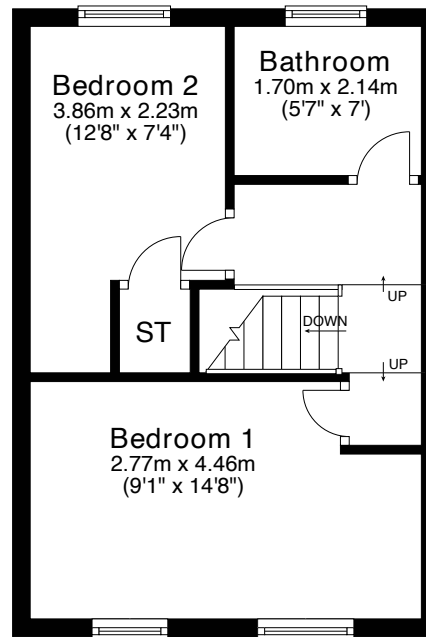


## Accommodation layout & measurements

### Ground Floor



### First Floor



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## Location

The popular Stirlingshire town of Denny offers an excellent range of local amenities including schooling, shopping (Sainsbury Supermarket) and recreational facilities. The nearby major town of Falkirk and city of Stirling both offer a more extensive range of amenities including main line rail links to the cities of Edinburgh and Glasgow. Denny proves popular with commuters seeking access to the M876/M80 motorway which provides junctions for Glasgow, Stirling, Falkirk, Fife, Grangemouth and Edinburgh centres of business.

For Satellite Navigation directions please enter the postcode: FK6 5TL

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