



80 Beech Tree Park

DENNY FK6 6BU

Tracy Morris
The **Falkirk** Property Expert

 **The
Property
Experts**



Beech Tree Park is a small, gated residential park of around 51 homes, peacefully set on the outskirts of Denny, surrounded by countryside while still being close to Falkirk, Stirling and local amenities.

Property at a glance

2 Bedrooms

1 Main Bathroom

1 en suite bathroom

Open plan lounge, dining and kitchen area

Walk in condition

Parking space for 1 car

Fully insulated and new cladding

New boiler fitted in 2024

New in 2020

All kitchen appliances included

Security gates for safety

Access to the Park Manager





Life at Beech Tree Park is about enjoying more of the things that matter. Set amongst the beautiful countryside surrounding Denny, this quiet and welcoming retirement community offers a peaceful setting where you can slow down, relax and enjoy a more carefree way of living.

With less day-to-day maintenance to worry about, there's more time to enjoy your home, your garden and the things you love. Whether it's a quiet morning with a cup of coffee, spending time outdoors or simply enjoying the surrounding countryside, Beech Tree Park provides the space and freedom to make every day your own.

There's also a wonderful sense of community. With around 51 homes, the park has an intimate and friendly feel, giving residents the opportunity to get to know their neighbours while still enjoying their own private space. It's a place where a friendly greeting can turn into a conversation, and where neighbours can become good friends.

Despite its peaceful rural setting, you're never far from everyday life. Denny and Falkirk are within easy reach, providing convenient access to shops, amenities and essential services, while the surrounding countryside offers plenty of opportunities to enjoy the outdoors.

Beech Tree Park brings together the best of both worlds - the peace and beauty of the countryside, the reassurance of a welcoming community, and the freedom to enjoy life your way.

“For me, this is a truly unique opportunity. It's exactly where I'd choose to live in retirement, giving me more freedom to spend my money on cruises, holidays and enjoying life.”



The Seller's View

“When I first came to see the home, the fitted kitchen was the thing that sold it for me, It was one of those things that made me think, ‘I could really see myself living here.’”

“I’ve lived at Beech Tree Park for the past six years and I’ve honestly loved my time here. It’s so peaceful and quiet, and I’ve really enjoyed being surrounded by such lovely countryside. It’s a lovely place to come home to.”

“One of the best things about living here has been the people. I’ve made some really good friends, and when I told them I was moving away, they were absolutely devastated! Everyone looks out for each other, and there’s such a lovely community spirit.”



Directions

When entering Beech Tree Park there is a visitors car park as you enter and Tracy Morris will accompany you to the property. Please note the park is a one way system and a 5 mph speed limit is in place

Services

Main water, bottled gas and electric

Tenure

Leasehold

Ground rent - £227 per month

Local Authority & Tax Band

Falkirk Council

Tax band - A

Viewing Arrangements

Viewing strictly by appointment with sole agent

Tracy Morris 07368 552779

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Amenities/Distances

Denny 1.3 miles

Larbert Train Station 3 miles

Falkirk 5.7 miles

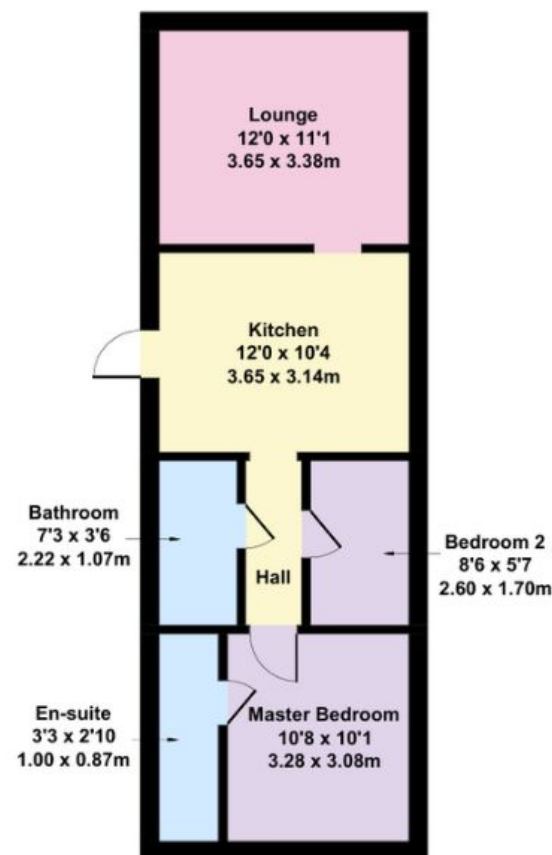
Stirling 8.5 miles

Cumbernauld 8.7 miles

Forth Valley Hospital 3.4 miles

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Approximate Gross Internal Area
549 sq ft - 51 sq m

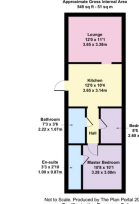


Not to Scale. Produced by The Plan Portal 2026

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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About the **Area**

Falkirk

Falkirk is home to many tourist attractions including The Falkirk Wheel and The Kelpies.

The Falkirk Wheel is a remarkable piece of engineering and is the world's only rotating boat lift. It opened in 2002 as part of the Millennium Link project, reconnecting the Forth & Clyde Canal with the Union Canal.

The Kelpies are the spectacular pair of giant horse-head sculptures between Falkirk and Grangemouth, beside the Forth & Clyde Canal.

Designed by Scottish sculptor Andy Scott, they stand an incredible 30 metres high and weigh around 300 tonnes each. They were unveiled in April 2014.

Both attractions are worth a visit.



Denny

Denny is a small, well-established town in the Falkirk area, sitting on the River Carron and roughly 7 miles west of Falkirk and around 6 miles northeast of Cumbernauld. It's also conveniently positioned close to the M80 and M876, making it popular with commuters.

One of Denny's attractions is that you're never far from green space and countryside. The surrounding area has walking routes, woodland and places such as Carron Glen, while Herbertshire Castle Park sits within Denny itself.



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-

"I have always found Tracy to be highly professional, knowledgeable, and approachable. Tracy communicates clearly and takes the time to answer questions thoroughly, making the whole process feel straightforward and stress-free. Your dedication to providing excellent service is evident, and you consistently go above and beyond to help others. I have always felt comfortable asking questions and have appreciated your patience, professionalism and expertise. I would have no hesitation in recommending you to anyone looking for a trustworthy and committed professional."

Paulina Nchama Ndong



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