



FREEHOLD

House - Detached (EPC Rating: B)

# 5 WELSH COURT, DENNY, FALKIRK, FK6 5JS

Offers over  
**£329,995**

## FEATURES

- Detached family home
- Spacious lounge area
- Patio doors to rear garden
- Integral garage
- Quiet cul de sac location
- Dining room & kitchen
- Utility room
- Primary suite with balcony



4 4 1 B

**SWEET HOME**

# 4 Bedroom House - Detached located in Falkirk

Caroline Morrison of Sweet Home Scotland welcomes you to this stunning detached family home located in the peaceful cul-de-sac of Welsh Court, Denny, Falkirk. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a tranquil environment.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The lounge seamlessly flows into the dining room, creating an open and inviting atmosphere. From the dining area, you can access the well-appointed kitchen, which features patio doors that open up to the charming rear garden, allowing for a delightful indoor-outdoor living experience. Adjacent to the kitchen, you will find a convenient utility room, adding to the practicality of this lovely home.

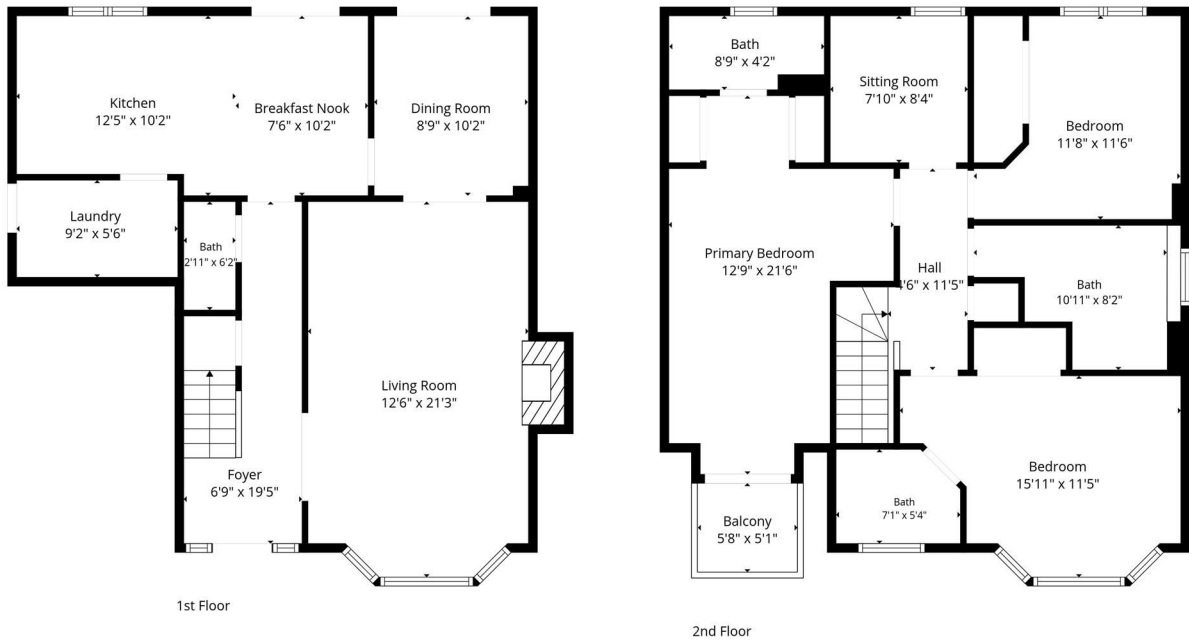
The ground floor also boasts a handy WC and an integral garage, providing ample storage and convenience. As you ascend to the first floor, you will discover a beautifully designed primary bedroom suite, complete with a walk-in wardrobe, en-suite bathroom and balcony, ensuring a private retreat for the homeowners. Additionally, there is a family bathroom, another en-suite bedroom and a further 2 bedrooms, offering flexibility for various living arrangements.

This property is not only well-designed but also situated in a quiet and friendly neighbourhood, making it an excellent choice for those looking to settle in a serene environment while still being close to local amenities. With its spacious layout and thoughtful features, this home is sure to impress. Don't miss the opportunity to make this wonderful property your own.

Call us on  
**01236 677500**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)  
<https://sweet-home.co.uk/>

Council Tax Band  
**F**



| Energy Efficiency Rating                    |           |                                                                                       |  |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------|--|
|                                             | Current   | Potential                                                                             |  |
| Very energy efficient - lower running costs |           |                                                                                       |  |
| (92 plus) <b>A</b>                          | <b>81</b> | <b>84</b>                                                                             |  |
| (81-91) <b>B</b>                            |           |                                                                                       |  |
| (69-80) <b>C</b>                            |           |                                                                                       |  |
| (55-68) <b>D</b>                            |           |                                                                                       |  |
| (39-54) <b>E</b>                            |           |                                                                                       |  |
| (21-38) <b>F</b>                            |           |                                                                                       |  |
| (1-20) <b>G</b>                             |           |                                                                                       |  |
| Not energy efficient - higher running costs |           |                                                                                       |  |
| Scotland                                    |           |                                                                                       |  |
| EU Directive 2002/91/EC                     |           |  |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Total: 1562 sq. ft**  
1st Floor: 742 sq. Ft, 2nd Floor: 820 sq. ft  
Excluded Areas: Fireplace: 12 sq. Ft, Low Ceiling: 18 sq. Ft, Balcony: 29 sq. Ft, Walls: 120 sq. ft

Disclaimer: Measurements May Be Highly Reliable But Not Exact.

