



Sutherland Drive
Denny FK6 5ER

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Alexander Taylor is delighted to bring to the open market this seldom available four-bedroom end terraced villa, situated close to the town of Denny. The town of Denny offers fantastic new shopping center which includes, a library, Boots, Gregg's and some super independent cafes. Commuters will find that the M876 and the M80 are close by and offer speedy access to Stirling, Glasgow and Edinburgh. The new Forth Valley Royal Hospital is within easy reach. EPR:

The internal accommodation is finished to offer a modern, fresh and bright home. On entering you will find a spacious hallway which gives access to the upper accommodation and the lounge. There is a storage cupboard within the hallway. The lounge is very generous in size and benefits from a large picture window which overlooks the front gardens. There is a feature "Living Flame" gas fire and surround which will form part of the sale.

Access to the kitchen is off the lounge. The kitchen area is fitted with a good range of base and wall units with appliance spaces for a Washing Machine, Tumble Drier, Dish washer and a tall Fridge Freezer. The stainless-steel electric Oven, four burner gas Hob and feature chrome and glass Hood will form part of the sale. Access to the rear gardens is off the Kitchen.

The current owner has made some major enhancements, which include the family/dining area is now a very generous four bedroom. What was once the fourth bedroom is now a very large "Wet Room". This is a great area, where both rooms are very spacious and can accommodate a wheelchair.



The upper accommodation offers a spacious master bedroom complete with feature mirror robes with Diamond Cut Glass. A full double second bedroom with fitted robe. Bedroom three is a smaller double bedroom complete with a double fitted robe. To conclude this property internally you will find the stunning bathroom. This room is fitted with a modern white suite, complete with a gloss almond white vanity unit, feature Led Mirror, overhead electric Shower, tall chrome Towel Warmer and down lighters. The walls have been finished with a light cream sparkle Wet Wall, just a beautiful peaceful sanctuary.

Externally the front gardens are finished with a paved area and lawn. The external lift will form part of the sale. The rear gardens have been landscaped with a feature paving and offer a great area to just relax.



Items included within the sale are:

- All flooring
- All Window Blinds
- All Tv Brackets
- Electric oven
- Hob
- Extractor Garden games room/summer house (children's)

Lounge
10'11" x 17'8"

kitchen
10'11" x 7'6"

Bedroom 4
8'10" x 12'9"

Wet Room
7'7" x 9'5"



- Highly sought after location
- Recent formation of larger four bedroom on ground floor
- Wet room on ground floor
- UPVC Double Glazing
- Boiler was re-placed approximately 1.5 years ago.
- Living Flame gas fire
- Generous room sizes
- Shower over the bath
- Pay house to rear gardens

Master Bedroom
10'0" x 12'9"

Bedroom 2
9'8" x 12'0"

Bedroom 3
7'1" x 10'0"

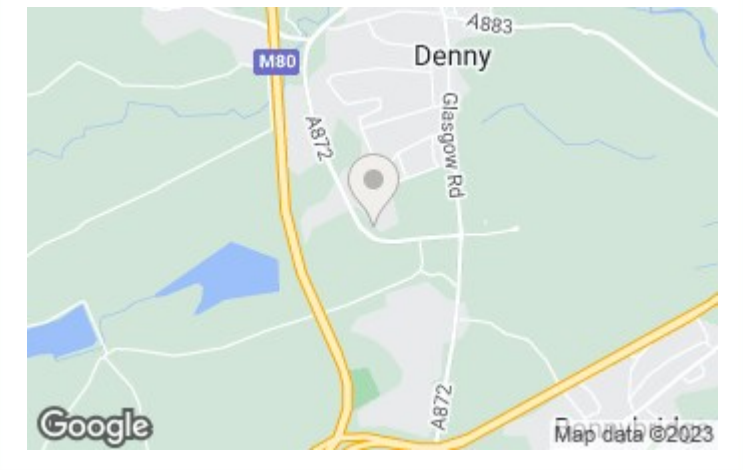
Bathroom
5'6" x 6'9"

GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 sq.m.) approx.
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Viewing strictly by appointment with the Agent.



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