



Avonbank Gardens
Denny FK6 6LH

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CLOSING DATE SET FOR FRIDAY THE 18TH OF AUGUST AT 12 NOON: ALL OFFERS PRIOR THE 12 NOON SHOULD BE SUBMITTED TO: info@alexander-tylor.co.uk

Alexander Taylor is delighted to bring to the open market this super ground floor apartment. The subjects are set within the small village of Dunipace, which sits alongside the main town of Denny. Denny has undergone many improvements within the last few years, whilst it still maintains that village feel and close community. Within the village you will find many high street names such as Boots the chemist, Greggs and Sainsburys.

There are also a great variety of small independent stores which includes tradition coffee shops. Denny high School was rebuilt and has grown to be known for its great academic achievements. The historical city of Stirling is close by and offers a great mix of major high street retailers, restaurants and cafes.

Should you require either public transport or motorway links, you will find it hard to find a location that offers so many options to Glasgow, Stirling and Edinburgh.

For the dog owners, Dunipace is surrounded by some of the most beautiful countryside and reservoirs, which you will find hard to beat.

Now let's see what this superb home has to offer:

The property offers great room sizes throughout and although needs a little upgrading, makes for an ideal starter property or perhaps, someone looking to downsize.

The internal accommodation offers an entrance porch which gives way to a spacious lounge. The kitchen is accessed via the lounge.

The kitchen is fitted with a good range of base and wall units and although in need of upgrading, is of a great size and carefully designed would accommodate a small dining suite.

The bathroom is off the inner hallway and is currently fitted with a three-piece suite which includes and over the bath shower.

Bedroom one and bedroom two are both full double bedrooms and both benefit from double fitted robes.





On a more practical level the heating is supplied by a gas fired system. All windows are UPVC double glazing. Storage is by way of a cupboard within the hallway.

Externally the grounds are maintained by a factor. Parking is provided by communal residents parking.

The council tax band is D.



Items included within the sale are:

All flooring
All window Blinds
Electric Oven
Hob
All Light Fittings

Lounge
11'0" x 14'10"

Dining Kitchen
8'2" x 9'6"

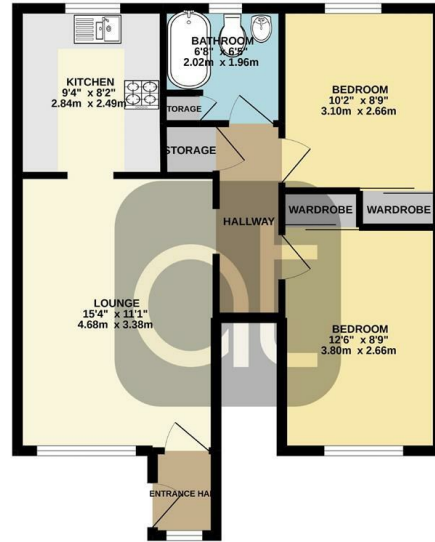
Master Bedroom
8'6" x 12'2"

- Set within a small private estate
- Within walking distance of shops, bus stop and main town of Denny
- Spacious Lounge
- Breakfasting Kitchen
- Two double bedrooms both with fitted robes
- Bathroom with shower over the bath
- Council tax band: D
- EPR:

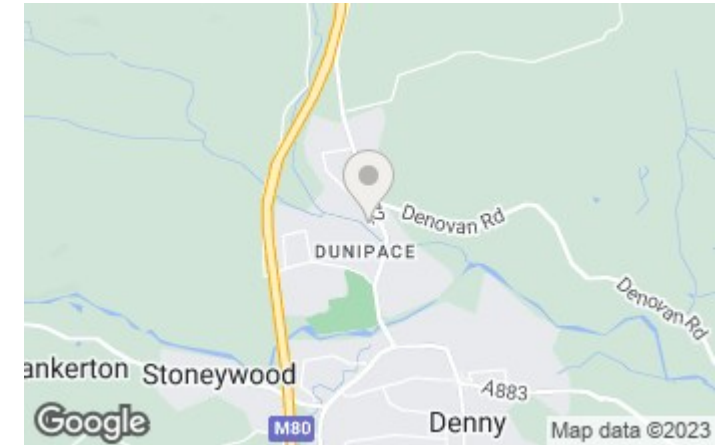
Bedroom Two
8'9" x 10'0"

Bathroom
6'4" x 7'3"

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser's surveyor will verify all measurements and should be used to guide the purchaser. All dimensions are to the internal face of the wall unless otherwise stated. Made with Metropack (2022)



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