



Dryburgh Avenue  
Denny FK6 6AD

21 Ferniesyde Court, Falkirk, Stirlingshire, FK2 8FR

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Super one-bedroom, lower cottage flat situated within the village of Denny. Set within a few minutes' walk of the main village. On offer is a spacious lounge, with two large storage cupboards. Kitchen with all appliances. Large bedroom complete with fitted robes and shower room. The windows and front and rear doors are UPVC. The heating is provided by gas. There is also a small garden to the rear. Parking is by way of a private parking area to the side of the property: EPR: C

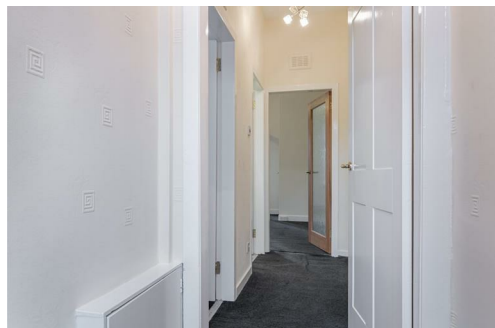
Alexander Taylor is delighted to bring to the open market this super one-bedroom lower cottage flat. The subjects are set within walking distance of the popular town of Denny. The location of this super home is such that you have the benefit of a small village feel, whilst being only minutes' drive from the main town of Denny or a little further to the main historic town of Stirling. Close by you will find a good mix of convenience stores, whilst the main town offers a good mix of high street names such as "Sainsburys," Boots chemist and Greggs. There is a great mix of local independent stores such as a florist, coffee house, barbers, butchers and more, just gives you that feel of a welcoming village/town where community really is important.



Let us have a look around what this home has to offer.

Internally the property has just been fully re-painted, professionally cleaned and the shower room has had flooring re-placed.

There is a spacious hallway which gives way firstly to the Master bedroom, which is situated to the front of the property. This room is spacious and will come complete with fitted robes. Following on the shower room, is of a considerable size and has had the bath removed and replaced by a large 1200 shower, which is fitted with a modern glass enclosure. The shower which is fitted is an electric shower. The sanitary ware is white and consists of a WC and wash hand basin.





The Lounge is situated to the rear and overlooks the garden. This room really is spacious and benefits from a large walking storage cupboard and a further double cupboard. Access to the kitchen is off the lounge.

The kitchen is fitted with a good range of base and wall units and will come complete with a single electric Oven, a four burner "Gas Hob" and extractor Hood. There is also a free-standing washing machine and a tall Fridge Freezer.

To conclude the property on a more practical basis, the heating is supplied by a gas fired system which has been maintained. All legal requirements for fire safety regulations have been installed to comply with the latest government regulations. All windows and front and rear doors have all been replaced with UPVC units. On the title of the property, the rear part of the side driveway is owned by this property. There I also additional parking, which is on the title within the land adjacent to the rear of the property.

This is a super starter home, or a long-term investment vehicle, where on a rental basis you would be looking at around a monthly rental income of £475.00 to £500.00.



Items included within the sale are:  
 All flooring  
 All Window Blinds  
 All Light fittings  
 Free standing tall Fridge Freezer  
 Free standing Washing Machine  
 Single electric Oven  
 Four burner Gas Hob

**Lounge**  
 12'10" x 15'8"

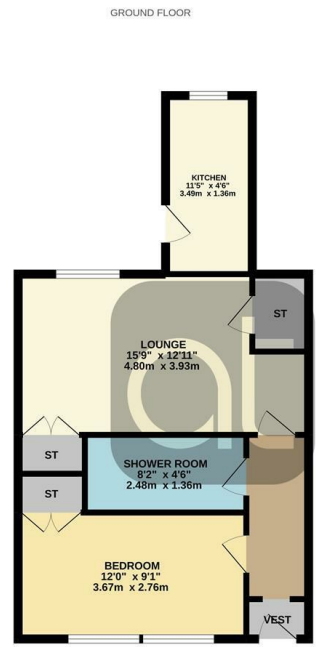
**Kitchen**  
 4'5" x 11'5"

**Master Bedroom**  
 9'0" x 12'0"

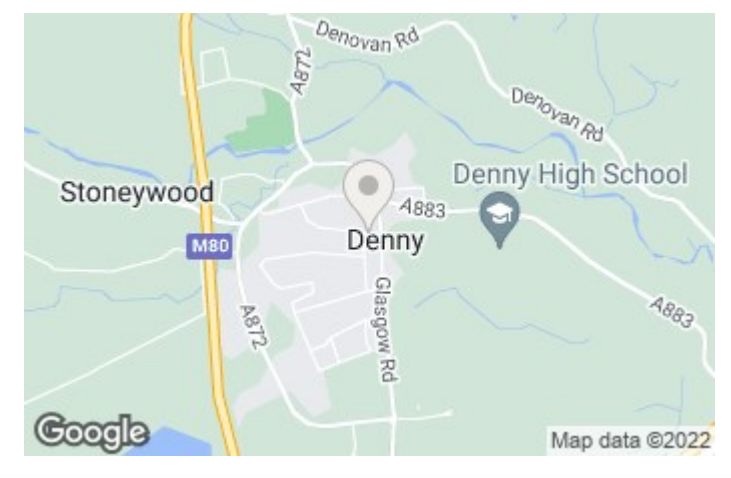


- Close to Denny town center
- UPVC Double Glazing
- Gas Central Heating
- Large Lounge
- Kitchen complete with all Appliances
- Large double bedroom
- Fitted robes to bedroom
- Shower room with large shower
- Rear garden
- Private parking space to side of property

**Shower Room**  
 4'5" x 8'1"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and availability of items have not been tested and no guarantee is given. Made with Metapex ©2022



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 These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



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