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Alexander Taylor is delighted to bring to the open market this super 2/3-bedroom villa. The subjects are set within a short 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.

On entering the property, you will find an entrance porch, which gives way to a spacious and bright Lounge. This room is spacious and benefits from a large picture window which allows light to flood into this room. The stairs to the upper accommodation are off the lounge. There is a storage cupboard under the stairwell, ideal for Hoover etc.

Following on you will find a further room, which has been formed from part of the garage. This room in its time has been used as a bedroom, however, currently is being used as a dining room. The room is generous in size and can easily accommodate a king size bed and further bedroom furniture.

Next you will find the breakfasting Kitchen, which is fitted with a modern unit, which is finished in a cream gloss with co-ordinating work surfaces. The appliances that will form part of the sale are a free-standing electric cooker, a tall Fridge Freezer, and a free-standing washing machine. There is ample room to have a small breakfasting table. Access to the rear gardens is off the kitchen.



The upper accommodation offers a generous master bedroom which comes complete with double mirror robes. Bedroom two is also a generous double bedroom which will come complete with a fitted storage cupboard.

To conclude this super house internally you will find the family shower room. This room was fully re-fitted to offer a large shower which is fitted with an electric shower. There is also a free standing white high gloss vanity unit, tall chrome towel warmer and WC.

Externally you will find the front gardens are finished with a mix of plants and shrubs. The rear gardens are maintenance free and are finished with chips and a large patio area. Parking is provided by a double mono black driveway and although part of the garage has been used to give you the extra room, our client has managed to maintain a large area of the garage.



Items which are included within the sale are:

All flooring

All Window blinds

All Light fittings

Free standing Fridge Freezer

Free standing Electric Cooker

Free standing Washing Machine

The above appliances are all in working order however will be sold as seen

Lounge

12'11" x 18'7"

Bedroom/ Dining

7'11" x 12'10"

Kitchen

7'11" x 12'10"



- Highly Sought after location
- Small Development
- On the edge of open countryside
- Generous Lounge
- Breakfasting Kitchen
- All Appliances will form part of the sale
- Dining room or third Bedroom to ground Floor
- Two full double bedrooms
- Fitted mirror robes to master bedroom
- Recently re-fitted shower room

Master Bedroom

8'10" x 12'10"

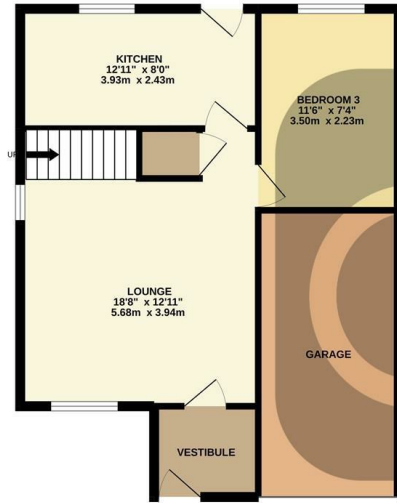
Bedroom Two

8'0" x 12'11"

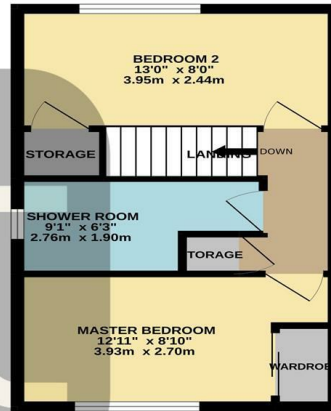
Shower Room

6'2" x 9'0"

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment with the Agent.



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