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Alexander Taylor is delighted and excited to bring to the open market, "Heatherdale." Heatherdale sits proudly within one of the most desirable locations within the village of Denny. This little pocket is a mix of Bungalows, recently constructed new bungalows and of course "Heatherdale." The property is set to offer ease of access of some amazing country walks, shopping and connections to Glasgow, Stirling, and Edinburgh.

Now let us see what this outstanding home has to offer.

Where do I even start, I could write pages of all this home has to offer, however it is more important to give a perspective on what and how our clients have transformed this home, since ownership which is around six years.

Internally what was a large middle room, between the dining/snug and the large kitchen, has been opened to give the most fantastic living space, which blends in to the stunning re placed kitchen. Our client continued with the more traditional colours of grey which, adds a great richness to the kitchen area. To lift and to co-ordinate with the kitchen units you will find "Granite" work surfaces which are white with a slight marble effect running through the grain. All integrated appliances will form part of the sale. The kitchen was installed in 2021.

On the ground floor level, all floors have been lifted, replaced and then insulated with a high rating "Kingspan" insulation.

The formal lounge gas had a "Multi Fuel Log Burner" installed; can you imagine Christmas in the house. There was a new boiler installed approximately 2017, at which time all radiators except dining room and Snug/office. The boiler has been fully serviced. New windows have been installed apart from the Dining room, formal lounge, and snug/office; these windows did not require to be replaced.





There was an alteration to where the downstairs bathroom is, as this used to be a large utility room and WC. This area now holds a four-piece bathroom, which includes a traditional "Roll top Bath," large shower, feature vanity unit and WC, this room was completed in 2021.

On the upper floor a new shower room was installed in 2021, which is ideal to service the upstairs bedrooms.

Externally, the gable end of the house has had the lime mortar, re-placed by a fully qualified stone mason. There has been a new roof installed to the garage. All fascia boards and gutters have been re-placed. The rear gardens have been fully landscaped to include a large lawn area, which is finished with "Astro Turf," extensive decked area, which is finished with "Composite Decking."

Finally, you can get away from it all either in your own private bar, or your own sanctuary "The Summer House," which could easily adapt to a large office, gym, or just as it is, a little sanctuary way from it all.



Items included within the sale are:

- All flooring
- All window blinds
- All curtains
- All Light fittings
- All integrated appliances:
 - Integrated tall Freezer
 - Integrated tall Fridge
 - Integrated dish washer
 - Integrated Washer drier
 - Muti microwave Oven
 - Electric Oven
 - Five burner gas hob
 - Cook instant hot water tap

- All items within the bar (not including pictures to the walls)
- Dining suite and chairs

Family Room
12'4" x 18'3"

Kitchen Dining Room
16'4" x 11'1"

Snug/office
10'4" x 12'5"

Formal Lounge
13'8" x 14'7"

Formal Dining Room
11'4" x 12'2"



- Outstanding family home
- Four public rooms
- Four bedrooms
- Four piece Bathroom
- Roll Top Bath
- Traditional Features
- All four bedrooms are double bedrooms
- Fitted robes to Master bedroom and bedroom two
- Extensive grounds
- outstanding Summer House

Bathroom on ground floor
7'7" x 8'4"

Master Bedroom
11'5" x 15'4"

Bedroom Two
12'5" x 15'0"

Bedroom Three
12'5" x 12'9"

Bedroom Four
11'5" x 12'6"



While every attempt has been made to ensure the accuracy of the description contained herein, 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 a guide for any prospective purchaser. The services, systems and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given. Made with Metropix (2023)



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