



Glenbo Drive  
Denny FK6 5PQ

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

Tel: 01324 811235

info@alexander-taylor.co.uk

<https://www.alexander-taylor.co.uk>



Alexander Taylor is delighted to bring to the open market this, larger style, two double bedroomed, semi-detached villa, which is situated within a highly desirable location within the village of Denny. The subjects are set close to all local amenities and are within walking distance to some amazing open countryside, ideal if you enjoy the outdoors, for all you dog lovers the location is perfect. Primary schools are close by as is the recently constructed "Denny High School". Should you require ease of access to Glasgow, Stirling and Edinburgh, motorway connections are easy to reach. EPR: C

The property has had many upgrades carried out, which include, the kitchen has been replaced with a modern unit, which will include all appliances. All walls within the property have been re-skimmed and the family bathroom has been replaced. Finally, the main electric box has been replaced. The rear gardens were also landscaped, to provide a children's play area to the rear.



The ground floor accommodation offers a generous open plan lounge, to stairs. This is a spacious room, which has the benefit of a storage cupboard, ideal for your, Hoover etc. The kitchen is accessed off the lounge and is fitted with a white unit with co-ordinating work surfaces. All appliances will form part of the sale and include: a stainless-steel finish, single electric Oven, a four-burner stainless steel finish gas Hob and extractor. There is a tall integrated Fridge Freezer, a free-standing Tumble Drier and a free-standing Washing Machine. There are double "French Doors" which give access to the rear gardens. There is also a side door which gives ease of access to the side gardens.

On the upper floor the bathroom has been upgraded with a large bath, over the bath thermostatic rain shower and chrome towel warmer.

The master bedroom is of a generous size and comes complete with double fitted robes. Bedroom two is also a full double bedroom, which is fitted with double robes.





Externally there is a single garage, paved driveway. The rear gardens are of a southwest aspect which is ideal for all day sunshine. There is a children's formed play area to the rear of the gardens.

The gardens are relatively private by way of trees to the left-hand side.

On a more practical level, the heating is supplied by a gas fired boiler which has been serviced. Both the master bedroom and bedroom two have double fitted robes and there is a cupboard to the upper hallway, which is ideal for your towels and linen. The loft is accessed via a "Ramsay Loft Ladder", which is ideal for ease of access.

All in all, this is a super home, which with the addition of the family room, makes for a great family home.



Items included within the sale are:

- All flooring
- AI Window blinds
- TV bracket to the lounge and master bedroom
- Stainless steel Gas hob
- Extractor
- Tall integrated Fridge Freezer
- Free standing Washing Machine
- Free standing Tumble Drier

**Lounge**  
14'4" x 15'11"

**Kitchen/dining Room**  
8'3" x 14'7"

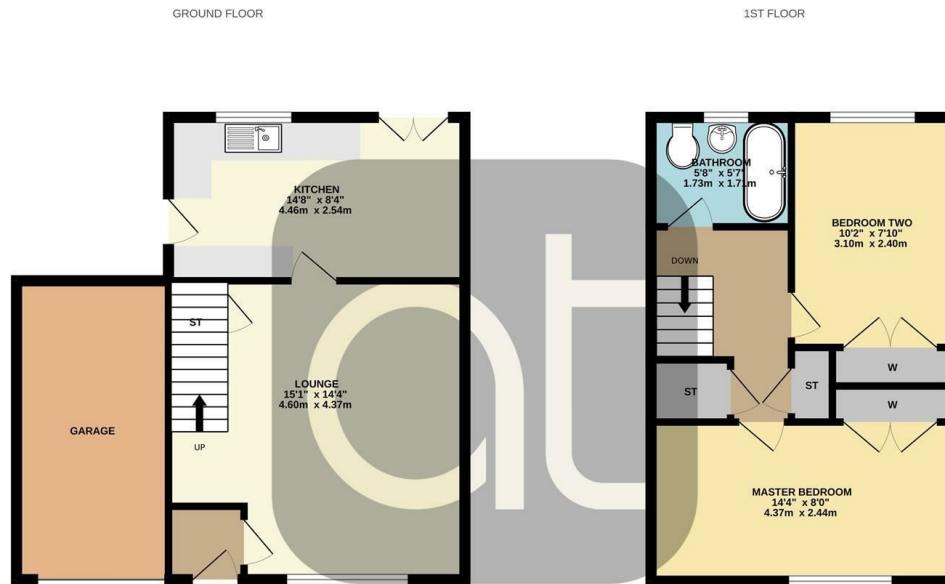
**Master bedroom**  
8'0" x 14'4"



- Sought after location
- Kitchen was replaced approximately 6 years ago
- All appliances will form part of the sale
- Dining area to kitchen
- The bathroom was also replaced six years ago
- Thermostatic "Rain Shower" over the bath
- All walls were re plastered approximately six years ago
- The electric box has been replaced
- French doors off kitchen to rear gardens
- Ramsay loft ladder to loft

**Bedroom 2**  
7'10" x 10'2"

**Bathroom**  
5'7" x 5'8"



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.  
Made with Metropix ©2023



rightmove

PrimeLocation.com

The Property Ombudsman

APPROVED CODE  
THE PROPERTY OMBUDSMAN

OnTheMarket.com

**Disclaimer**

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.



Estate Agents  
**alexander taylor**  
The Property Boutique

21 Ferniesyde Court, Kinniard Village, Larbert, FK2

Tel: 01324 811233

info@alexander-taylor.co.uk

https://www.alexander-taylor.co.uk