



Cruikshanks Court
Denny FK6 5DU

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 outstanding family home, which is set within the highly desirable 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 traditional 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.

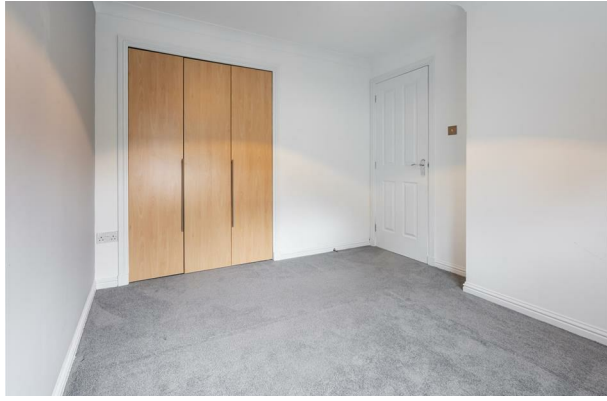


For the dog owners, Denny, is surrounded by some of the most beautiful countryside and reservoirs, which you will find hard to beat.

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

The current owner has made many upgrades to the property. This home is outstanding, bright, fresh and finished to a modern theme throughout. The kitchen is stunning and is finished with a light gloss door which is a co-ordinating wood effect glass door. The work surfaces are quartz, and all appliances are "Neff Appliances". The boiler has been re-placed in 2021 and all radiators have been replaced with a column, traditional radiator, finished in white. All sockets have been re-placed with chrome sockets and what was once patio doors has been replaced with new "French Doors". The front door has also been replaced. The loft has partial flooring and a "Ramsay Loft Ladder" fitted for ease of access. Finally, the rear garden has been fitted with a large decked area, and the garden shed will form part of the sale.





There is good storage throughout, by way of a store cupboard within the lounge, double fitted robes to master bedroom, which has been shelved and additional double fitted robes within the master bedroom. Bedroom two also has double fitted robes.

All three bedrooms are full double rooms. The bathroom benefits from vanity units and an over the bath shower and glass screen.

There is so much to this superb home, the kitchen dining room, is truly outstanding and is defiantly, the central hub to this home.



Items included within the sale are:
All Flooring
All New window Blinds.
All feature lighting.
Tall integrated Fridge Freezer
Integrated Dish Washer
Integrated Washing Machine
Single electric Oven
Multi-function Steam/ Oven/Microwave
Large 6 burner Induction Hob
Feature Extractor
Loft partial Flooring
Ramsay Loft Ladder
Garden Shed

Lounge
13'11" x 14'69"

Dining Kitchen
8'27" x 16'09"

WC
2'90 x 6'40

Master Bedroom
9'32" x 10'75"

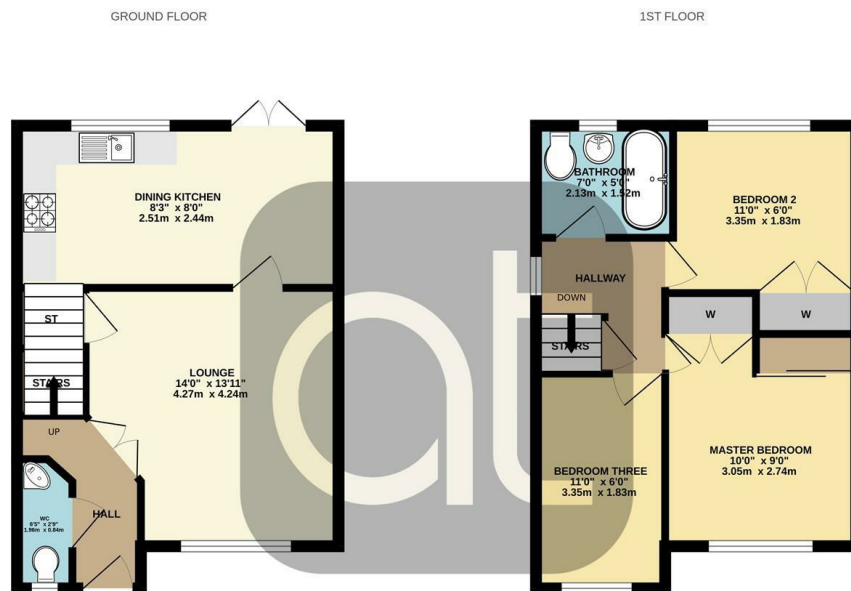


- Outstanding family home
- Set within the village of Denny
- Luxury fittings throughout
- All Neff appliances will be included
- Boiler re-placed 2021
- Fitted Robes to Master bedroom and bedroom two
- All sockets have been upgraded to chrome
- All radiators are of a traditional white model.
- Garden Shed
- council Tax Band: D EPR: C

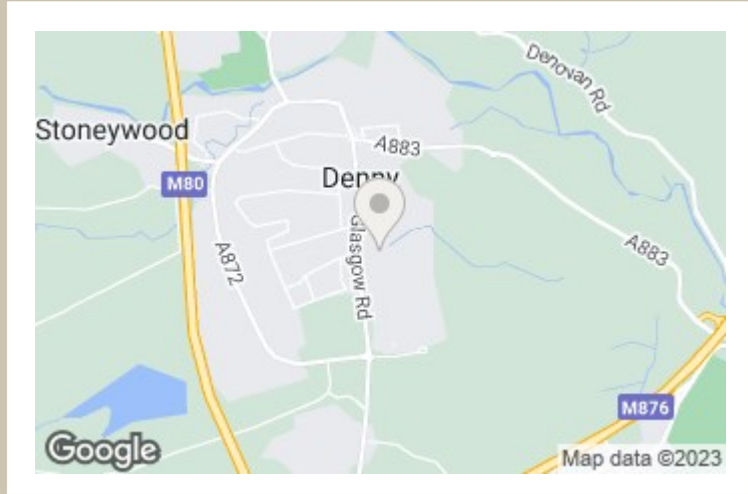
Bedroom Two
9'76" x 10'47"

Bedroom Three
6'80 x 11'23"

Bathroom
5'59" x 7'33"



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-measurement. 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.



Estate Agents
alexander taylor
The Property Boutique

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