



Connolly Drive  
Denny FK6 6JN

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 super three bedroom detached "Bungalow". The property is set within an established private estate where you will find only a few bungalows, with a further mix of detached and semi-detached villas.

This imposing home sits proud on a corner plot and has just been fully re-painted throughout and new flooring throughout.

This super home is set centrally between Denny and Stirling and offers speedy access to all major motorway connections. Local shopping can be found within a few minutes' walk or within the main village of Denny, where you will find a Sainsburys, Boots, co-op, Greggs, and other smaller independent retailers. For more high street stores, the historical towns of Stirling or Falkirk are close by.

The property is perfectly placed, if the great outdoors is your passion. Within minutes of the property, you will find "Wellsfield Farm and Lodges." They have a huge play park; horse riding trekking and they also have a gym and a coffee house. The property is within a 5-minute walk to the local Dunipace Primary School. All in all, the location is super, living in the country but so close to all amenities.

The internal accommodation offers a spacious hallway which gives access to all main rooms. The lounge is spacious and bright due to the large picture window, which overlooks the front gardens. The kitchen is of a good size and is fitted with a white high gloss unit with co-ordinating work surfaces and a fresh white tile to the underside of the wall units. The appliances that will form part of the sale are a free-standing silver finish tall Fridge Freezer, free standing silver finish slim line Dishwasher and a silver finish Electric Oven and four burner Halogen Hob. There is ample room within the kitchen for a small dining suite, the one that is in place, will form part of the sale. The kitchen is situated to the front of the house.



Following on the master bedroom, is of a good size and will come complete with fitted robes and an en-suite bathroom. Bedroom two is a full-sized double bedroom, complete with a single robe. Bedroom three benefits from a single wardrobe and a further storage cupboard. To conclude this super home internally, you will find the family bathroom which is fitted with a white three-piece suite and vanity units which are ideal for storage.

Externally the front gardens are finished with lawn and some planting. The rear gardens are mainly finished with a large patio, chips and a feature stone wall. The gardens are of a southwest aspect, giving way to all day sunshine, ideal for evening barbecue, until the sun sets. The garden shed will be part of the sale.

There is a free-standing single garage with electricity, and parking for several cars.

This is a super home one which, will appeal to a wide range of buyers and we would encourage you to act quickly, should you wish to acquire a super home, which is in walk in condition throughout.

Items included within the sale are:

- All flooring
- All Window Blinds
- Free standing tall Fridge Freezer
- Free standing slimline Dish Washer
- Free standing Washing Machine
- Single Electric Oven
- Four Burner Halogen Hob
- Integrated Extractor
- Table within Kitchen
- Wall mounted TV within Kitchen

- Super Detached Bungalow
- Single Detached Garage
- Fully re-painted white throughout
- New flooring throughout
- En-suite to master bedroom
- Fitted mirror robes to master bedroom
- Super large lounge/dining area
- Dining Kitchen
- All Appliances are included within the sale
- Council tax band: E

**Lounge**  
11'7" x 16'6"

**Kitchen**  
7'7" x 9'10"

**Master Bedroom**  
8'0" x 9'5"

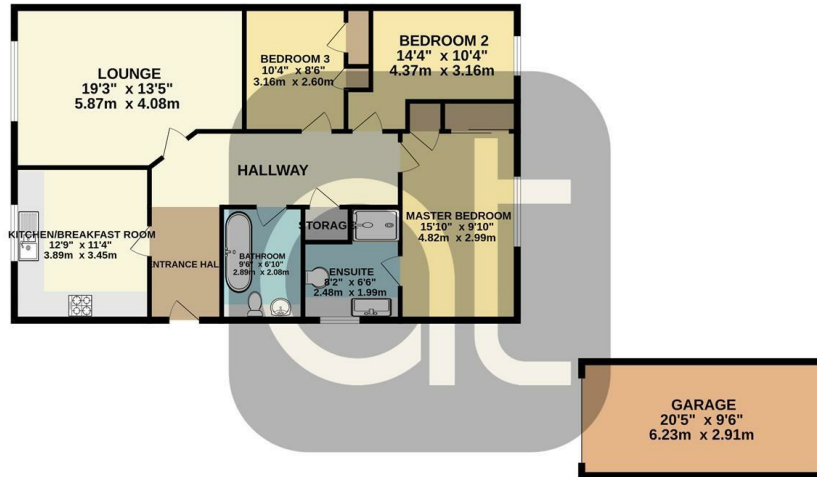
**En-suite**  
4'10" x 5'11"

**Bedroom Two**  
8'9" x 11'8"

**Bedroom Three**  
5'11" x 8'9"

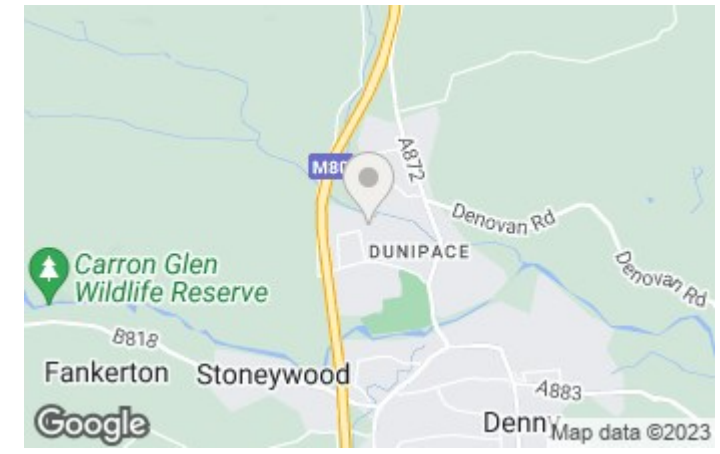
**Bathroom**

GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA- 1296 sq.ft. (120.4 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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