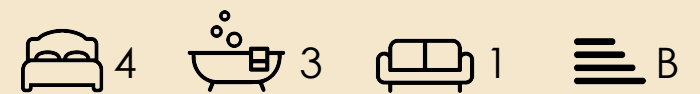




12 Hendry Avenue, Denny, FK6 5ET

Offers Over £284,995





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12 Hendry Avenue

Denny, FK6 5ET

- Outstanding family home
- All integrated appliances will form part of the sale
- Bi Folding Doors to Lounge
- Tiling by "Porcelanosa"
- Luxury light ash wood finish to vanity units/bath panel and wall vanity units
- Stunning luxury Kitchen
- Bi folding Doors to Family area of Kitchen
- Hive controlled dual heating
- Full height tiling to bathroom and en-suite
- Large, decked area to rear

Alexander Taylor is delighted to bring to the open market, this outstanding four-bedroom detached villa, which will come complete with a single detached garage. This luxurious home is set within a highly desirable location within the village of Denny. The estate was completed by "Avant Homes", with this home having been completed in 2017, thus having the balance of your build cover with NHBC. EPR: B

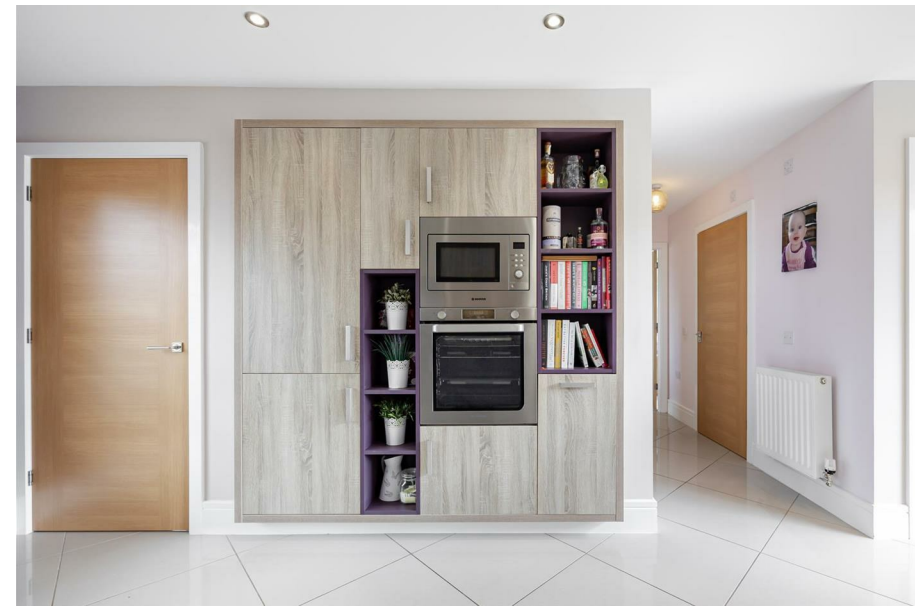
Denny has undergone many improvements within the last few years, whilst it still maintains that village feel and close community. Within the village you will find many high street names such as Boots the chemist, Greggs and Sainsburys. There is also a great variety of small independent stores which includes tradition 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 surround by some of the most beautiful countryside and reservoirs, which you will find hard to beat.

Now let us see what this super home has to offer:

Once you come through the "composite" front door, straight way you will know that you have found a special home. You are met with an open plan," Mezzanine" staircase, which allows you to see all the hallway from the first floor. The ceiling height to this area is elevated, giving you that instant "Wow Factor".

Following on, you will find the formal lounge which is so spacious due to this room being the full depth of the house. Not only do we have the ever popular "Bi-folding doors", we have the bonus of the lounge also benefiting from being able to open this room into the garden.



Items included within the sale are:

All flooring

All Window Blinds

All Light Fittings

Integrated tall Fridge Freezer

Integrated Dish Washer

Integrated Microwave

Free standing Washing Machine (sold as seen)





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The kitchen, dining, family room, is outstanding. This room is fitted with a light ash grain unit, which is co-ordinated with a stunning aubergine unit, it is outstanding. Some of the units give you the floating effect, which is so unusual but equally luxurious. All integrated appliances will form part of the sale and will include, tall fridge freezer, dish washer, single electric oven, four burner "Gas on Glass" black hob and extractor. There is also a free-standing washing machine within the concealed utility area.

What really sets this room off is the wall to wall "Bi-folding Doors", which brings the outside inside and allows light to flood this room. There is ample room for a family sized dining suite.

The upper accommodation offers a spacious master bedroom which will come complete with a generous sized en-suite. The ensuite shower is a thermostatic digital shower, its amazing. There is a wall hung vanity unit and a recessed, concealed vanity unit. All tiling is from a luxury range at "Porcelanosa". You will also find feature fitted robes to the master bedroom.

Bedroom two is also a full double bedroom, which benefits from double feature robes. Bedroom three is also a smaller double bedroom. Bedroom four is a larger signal bedroom.

To conclude this super home internally you will find the main family bathroom. This room is fitted with a white suite which consists of a large bath, which is fitted with a rainfall shower and a handheld shower and mixer tap. There is a feature light ash wood bath panel and floating sink and vanity unit. There is also a tall chrome towel warmer. Finally, you have floor to ceiling tiling throughout this room.

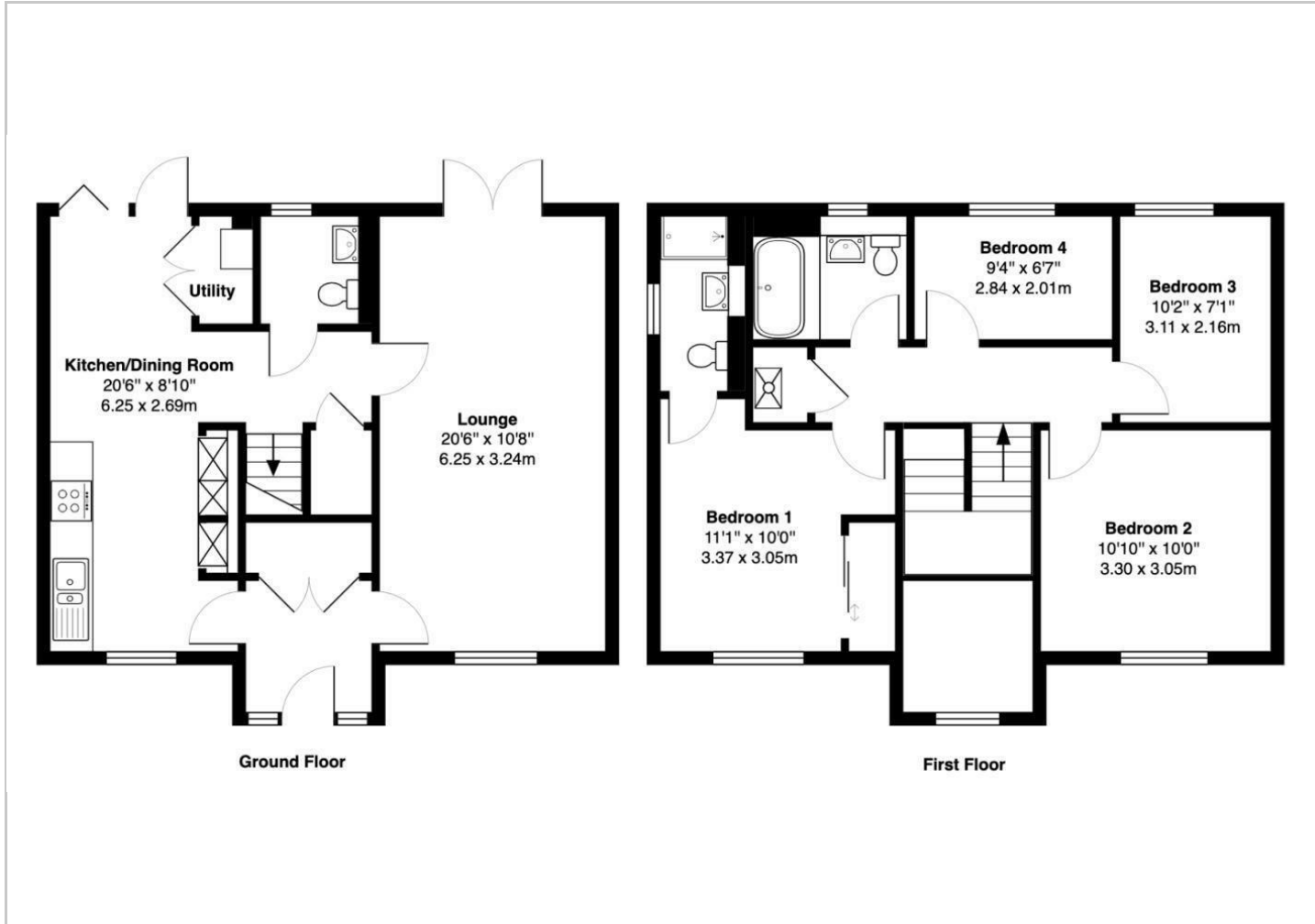
On a more practical level, the heating is supplied by a gas fired system, with dual heating by "Hive". Thermostatics are fitted to the ground floor and the upper floor. All windows and "Bi Folding Doors" are all UPVC double glazed units. There is a "Ring" security camera fitted to the garage, externally. Storage is by way of a large double store cupboard within the entrance hallway, the concealed utility cupboard to the lower level and generous sized linen cupboard to the upper hallway.

Externally the front gardens are finished with a mix of a paved area, which leads on to the mono block driveway and a lawn and landscaped area which runs around the side of the property. The rear gardens are relatively private and are finished with lawn, patio and a large, decked area which will catch the evening sun, just all perfect for entertaining into the wee small hours.

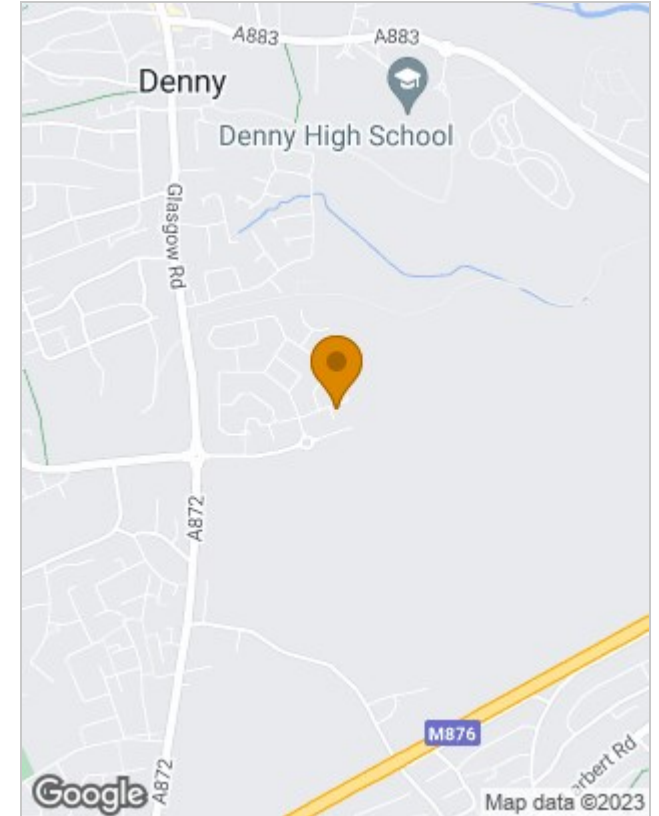




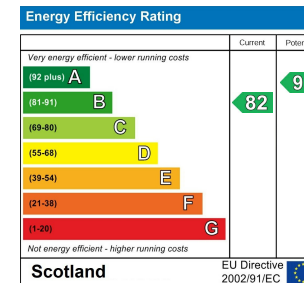
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Falkirk Office on 01324 811233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.