



Stein Crescent
Denny FK6 5FP

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Alexander Taylor is delighted to bring to the open market, this outstanding one-bedroom upper cottage apartment, which is set within a private estate which was completed by luxury developer "Mactaggart & Mickle" around five years ago. The development was part of new build properties and the redevelopment of "Carron House" which serviced the works of "The Old Paper Mill", and sits centrally within the development, it has such amazing architecture, and is indeed a beautiful building. The subjects are set close to some beautiful open countryside, which is within a few minutes' walk. To the left-hand side of the property, at a much lower level, you will find a free flowing "Carron River", which is just so peaceful to sit and listen to of a summers evening. EPR: B

No let us see what this super home has to offer:

On entering the property, you will find a spacious hallway which gives access to all rooms. The lounge is open plan to the kitchen and the dining area, and what an amazing space this is, it is bright, welcoming and is so versatile. This area is brought to life by the three-window formation, one within the lounge area, one to the dining area and one within the kitchen area. it is such a large space, which could also accommodate, a small office area.



The kitchen is finished with a modern unit with co-ordinating work surfaces and will come complete with a tall integrated Fridge Freezer, a single stainless steel finish Oven and a four-burner halogen Hob. There is an integrated extractor. For your convenience, you will find two USB ports, ideal for charging your phone.

Following on you will find a separate utility room, which currently holds the washing machine, which will also be included within the sale.

The master bedroom is a full double bedroom which is situated to the rear of the property. This room benefits from double fitted sliding mirror robes.





To conclude this property internally, you will find, a very spacious bathroom. This room is fitted with a white three-piece suite, with an over the bath "Thermostatic Shower". There is also a tall chrome towel warmer. All the sanitary ware has been manufactured by the luxury brand "Rocha".

The local town of Denny will provide you with your everyday needs. You will find a newly formed library, Boots the Chemist, Greggs and a Co-op. You will also find independent coffee shops, florists and hairdressers. Should commuting be of importance, you will find access to Glasgow and Edinburgh motorway, within a short drive.



Items included within the sale are:

- All flooring
- All window Blinds
- All Light fittings
- Tall Integrated Fridge Freezer
- Four burner Halogen Hob
- Integrated Extractor
- Free standing Washing Machine

Lounge, Dining Room

16'8" x 19'8"

Master Bedroom

8'9" x 11'0"

Bathroom

6'11" x 7'10"



- Super first floor apartment
- Private entrance
- Private Parking Space
- Luxury fittings throughout
- Hybrid Heating
- Heat Pump in place
- 5 years on balance of NHBC
- Outstanding Lounge, Dining Room
- Council Tax band B
- There is a factor in place

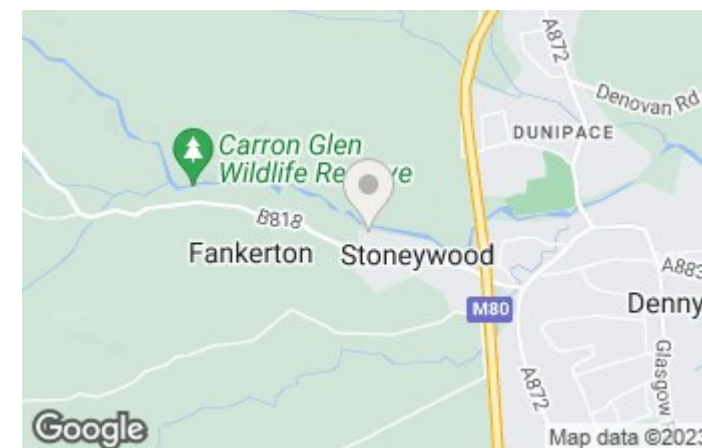
Utility Room

3'5" x 6'5"

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors 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 actual appearance and specifications shown here may not be identical to the property.
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Viewing strictly by appointment with the Agent.



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