



Bankhead Crescent
Falkirk FK4 1RY

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the market this fantastic three-bedroom semi-detached villa presented to the market in walk in condition. The subjects are well placed for local schooling with the popular Head of Muir Primary School only a short walk away. The town of Denny is conveniently located for access to motorway connections to all major towns across Central Scotland. Excellent bus services are available to access surrounding areas including Falkirk, Stirling, and Glasgow. Locally there is a good range of amenities, shops, civic and leisure facilities. A short drive away there are the larger towns of Falkirk, Stirling and Cumbernauld which provide an excellent range of shopping, bars, and restaurants as well as direct rail links to both Edinburgh and Glasgow. EPR: C

Now let us have a look at all this super home has to offer.

On entering you will find a spacious hallway which gives access to all rooms on the ground floor and access to the upper accommodation. As we have pointed out, there have been several alterations carried out to this super home, which include, within the lounge area and what would have been the original kitchen, this wall has been removed to give you a vast space, our client uses this space as a family dining area, which can easily accommodate a large dining suite. Access to the kitchen is now off the dining area. The Kitchen was re-fitted approximately two years ago, and all integrated appliances will form a part of the sale. The family bathroom is on the ground floor and offers a three-piece white suite, to include an over the bath shower. The bathroom was replaced approximately four years ago. The upper level offers a large master bedroom, which will come complete with the full wall of wardrobes. Bedroom two is also a full double bedroom, the free-standing Wardrobe and chest of drawers will also form part of the sale.



To conclude this super home internally you will find bedroom three, which is a smaller sized double bedroom, which is currently being used as a home office.

The following upgrades have been carried out over a number of years to include, the roof was replaced twelve years ago, all windows are of an excellent quality UPVC, the boiler was replaced nine years ago and has just recently been serviced. All walls and ceilings were re-plastered to the lounge, dining area and kitchen. The master bedroom has also been fully re-plastered. The family bathroom was replaced around four years ago. The loft has partial flooring, which is great for storage. Finally, the driveway has been fully mono-blocked, to include the rear gardens three years ago.

There is so much to this super house, it is bright, spacious and in walk-in condition and will make a lucky family a lovely home.



Items included within the sale are:

- All flooring
- All light fittings
- All window blinds
- Integrated under counter fridge
- Integrated under counter freezer
- Integrated dish washer
- Integrated microwave oven
- Single electric oven
- Four burner gas hob
- Extractor
- Garden shed
- Free standing robes to master bedroom
- Free standing robes and chest of drawers to bedroom two

Lounge:
11'10" x 14'6"

Dining area
7'4" x 12'9"

Breakfasting kitchen
9'4" x 12'0"

Bathroom
4'11" x 7'2"



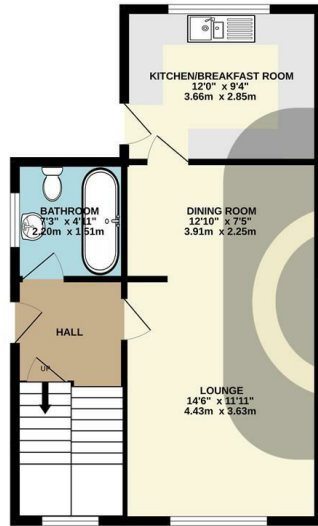
- Highly desirable location
- Many upgrades have been carried out
- Newly fitted Kitchen
- All appliances will form part of the sale
- Open plan Lounge to Dining room
- Bathroom to ground floor
- Huge Master bedroom
- Wardrobes to master bedroom
- Excellent outside space
- Council Tax Band: B

Master Bedroom
9'8" x 14'2"

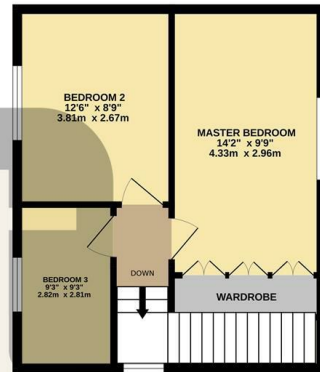
Bedroom Two
8'9" x 12'5"

Bedroom Three
9'3" x 9'2"

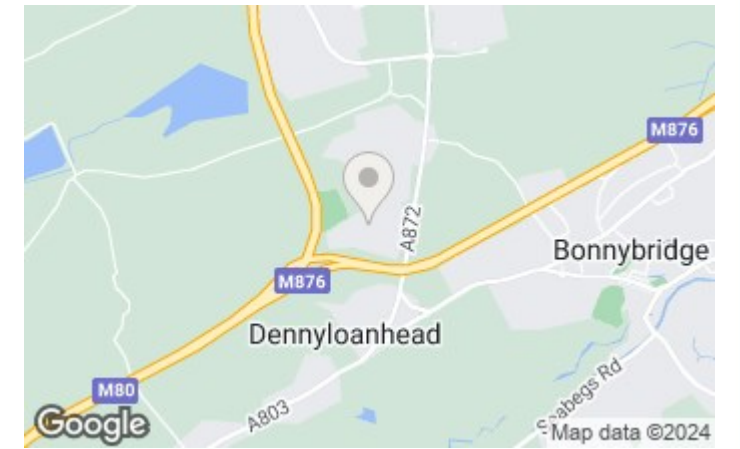
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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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