

# 41 Overton Crescent

DENNY, STIRLINGSHIRE, FK6 5BA



*NEWLY RENOVATED, SPACE-SAVING  
DESIGN, AND A TOUCH OF NATURE*



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Introducing an exquisite 3-bedroom cottage flat nestled in the charming town of Denny. This tastefully renovated residence seamlessly blends modern elegance with practical functionality, making it a true gem in the property market.

**KEY FEATURES:**

**NEWLY RENOVATED:** Immerse yourself in the allure of contemporary living with this newly renovated cottage flat. Every detail has been meticulously crafted to offer a harmonious blend of style and comfort.

**SPACE-SAVING SLIDING DOORS:** Experience the epitome of intelligent design with space-saving sliding doors, enhancing the flow and functionality of each room. Enjoy a seamless transition between spaces, creating an open and inviting ambience.

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**Bedroom 1**

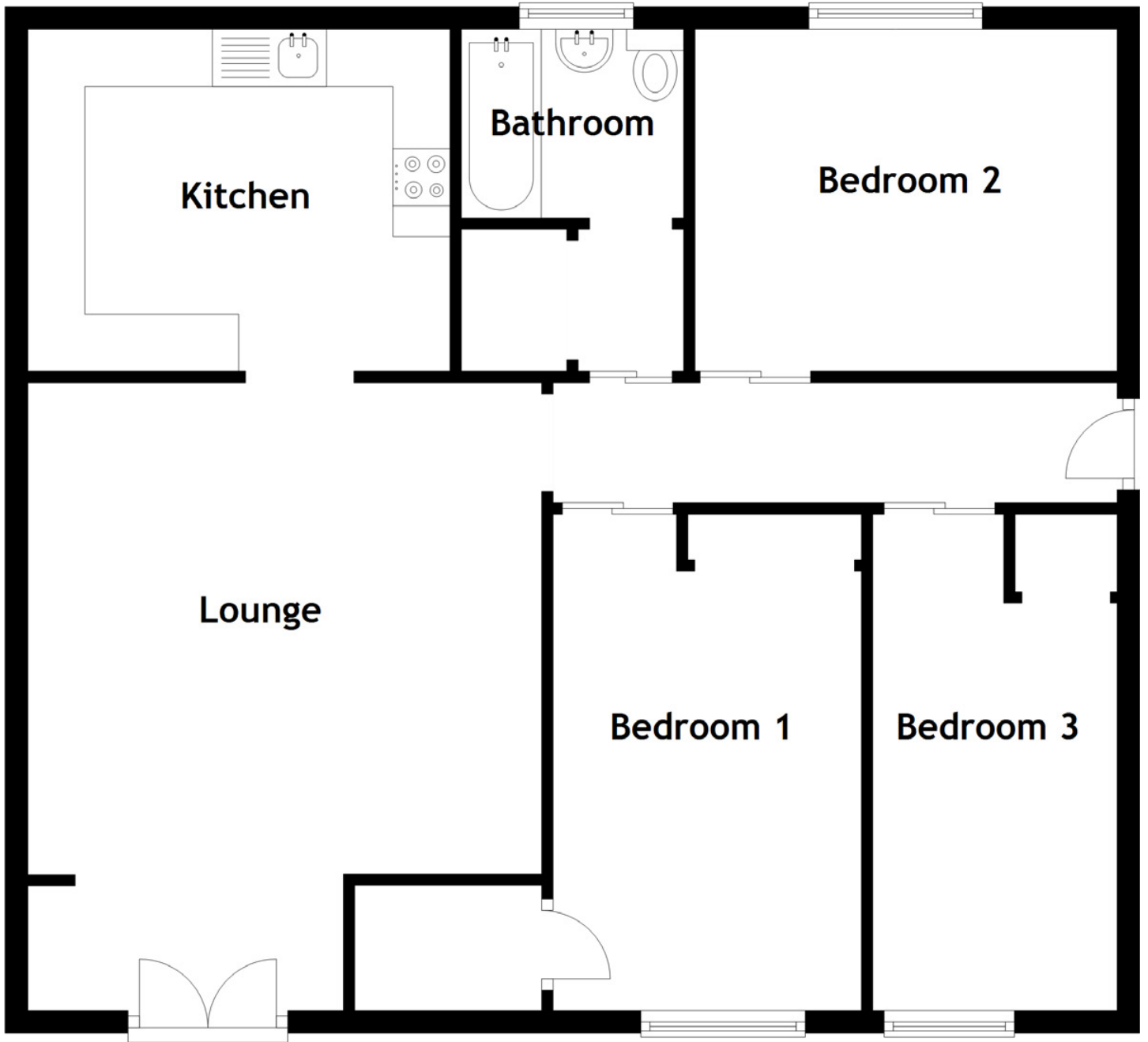




**Bedrooms 2 & 3**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.50m (14'9")
Kitchen	3.70m (12'2") x 3.00m (9'10")
Bedroom 1	4.35m (14'3") x 2.70m (8'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	4.35m (14'3") x 2.14m (7')

Bathroom	1.95m (6'5") x 1.65m (5'5")
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Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: C





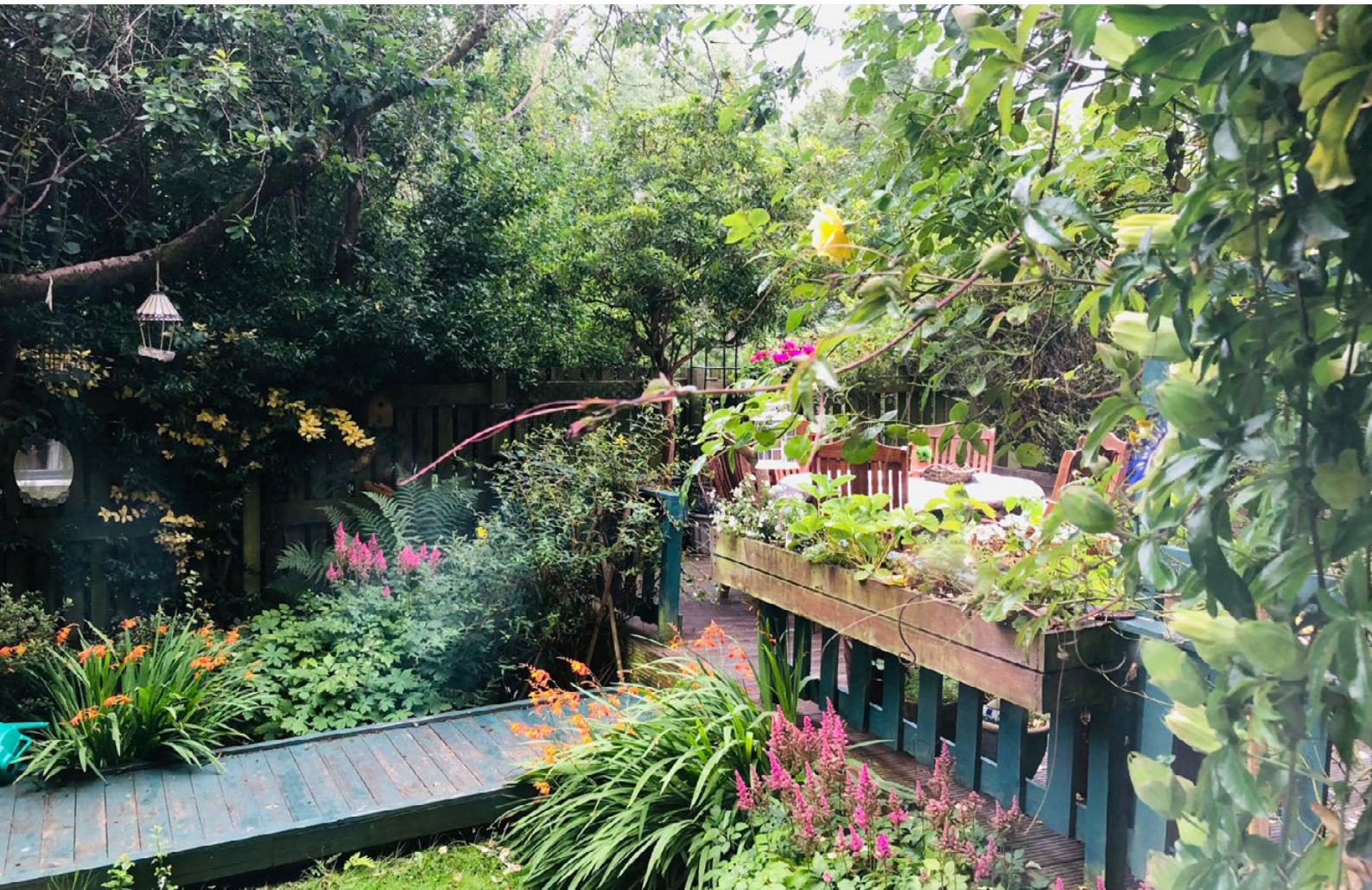
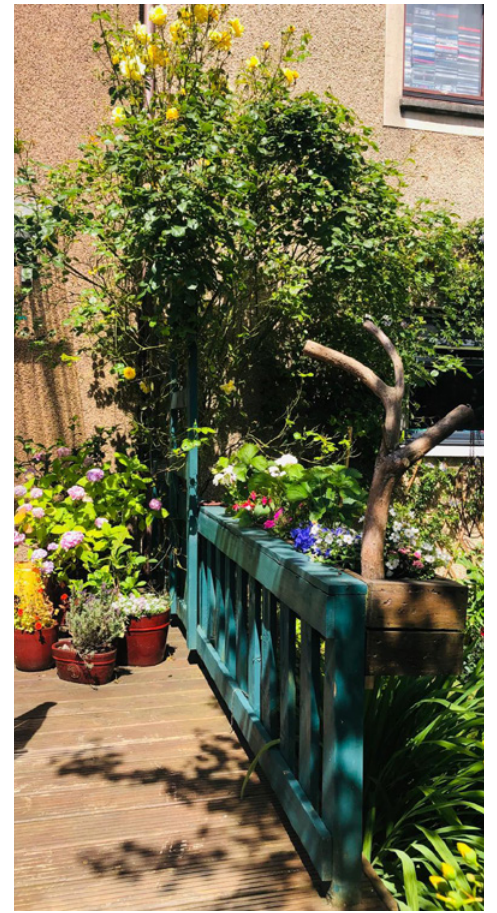
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**PORCH AND SMALL BACK GARDEN:** Step into a charming porch that welcomes you home, setting the tone for the warmth and character within. Extend your living space to the outdoors with a small back garden, perfect for relaxing or entertaining.

**ON-STREET PARKING:** Convenience meets practicality with on-street parking, ensuring hassle-free accessibility for residents and guests alike. Parking worries become a thing of the past in this sought-after property.

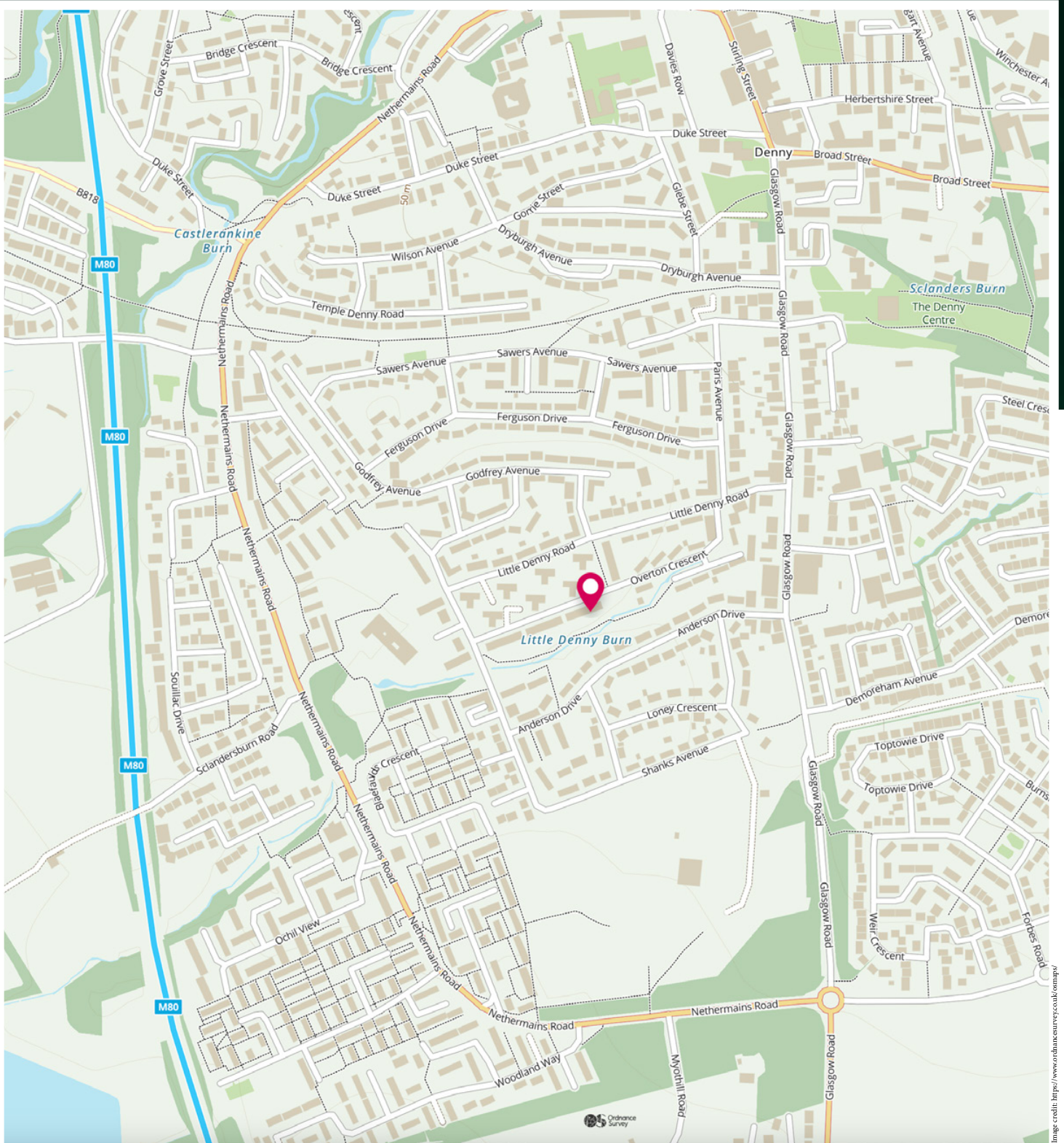
This property is more than a home, it's a lifestyle. Imbued with modern sophistication and thoughtful design, 41 Overton Crescent promises a living experience that transcends the ordinary. Contact us today to schedule a viewing and explore the unparalleled charm and functionality that this cottage flat has to offer. Don't miss the opportunity to make this your new home sweet home.

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**Summer Garden**





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Text and description  
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 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

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