



The Location

Denny is a small industrial town in the Falkirk council area of Stirlingshire. Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre.

Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow and bus service.

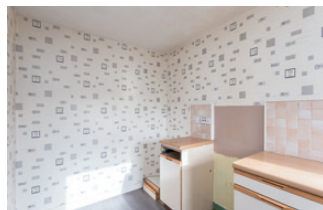
For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

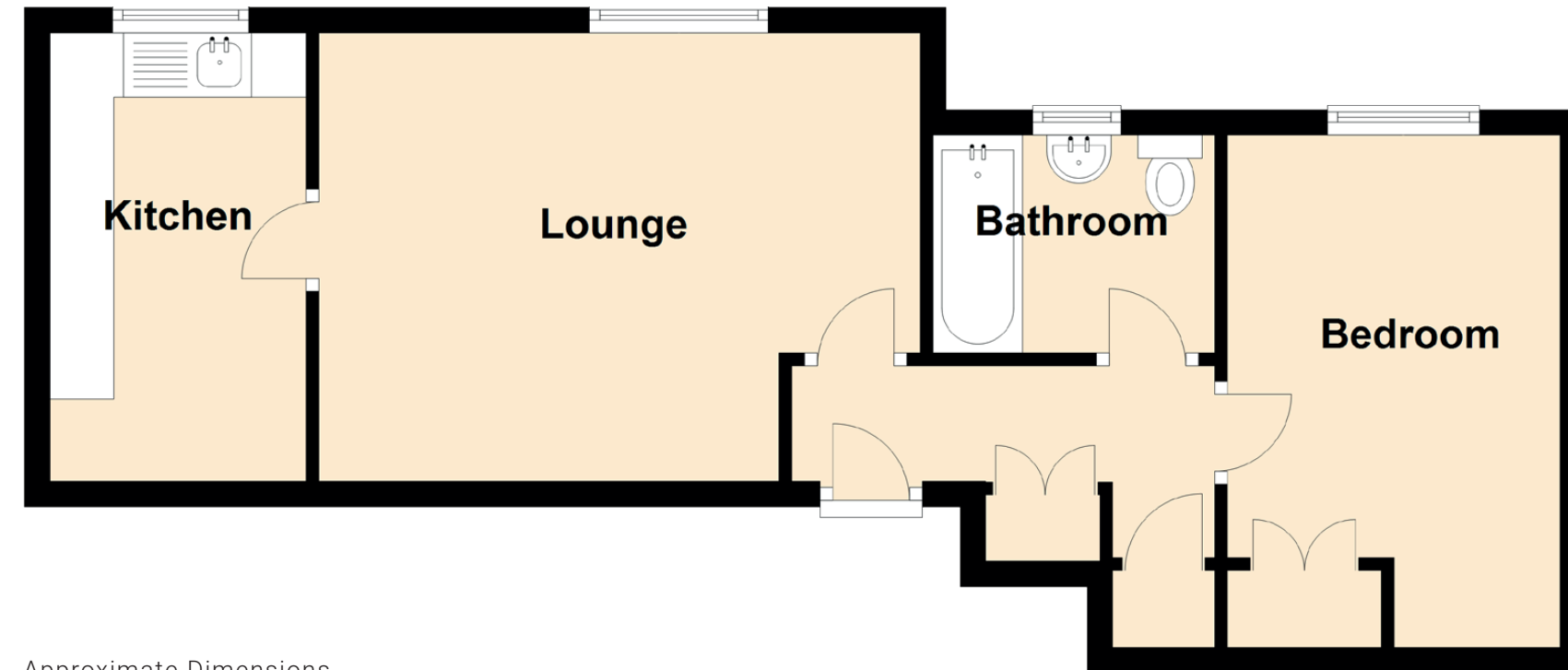


The Property

This excellent starter flat is a must-see and is located quietly within a development of mixed accommodations in this popular town. The property is set within a block of similar properties and is presented to the market in excellent decorative order throughout.

The property is a top floor flat and benefits from double glazing, landscaped common grounds and ample residents parking. In brief, the accommodation comprises an entrance hall which leads to all rooms on this level bright and spacious lounge with a front-facing window. Both the entrance hall and the lounge have new flooring. It further comprises a double bedroom with wardrobes and window to rear, fully fitted kitchen with appliances and a three-piece, fully tiled bathroom with shower.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	3.30m (10'10") x 2.00m (6'7")
Bedroom	4.00m (13'1") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 38m²
EPC Rating: E

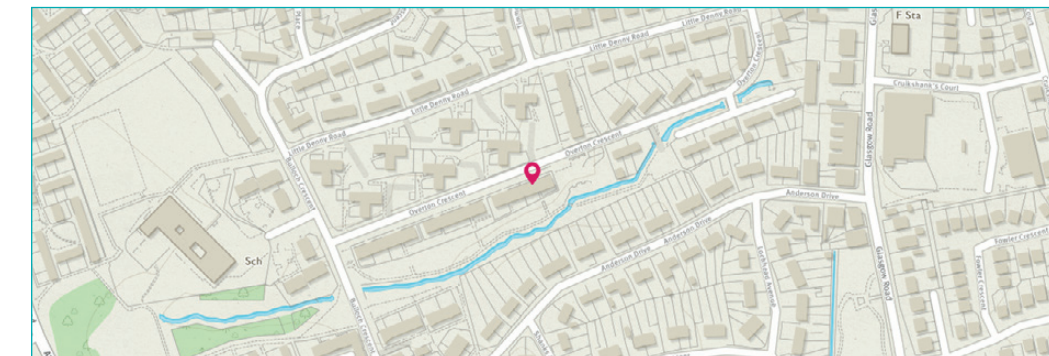


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