




McEwan Fraser Legal
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53 Lithgow Place

DENNY, FK6 5BF

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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.

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

53 Lithgow place is a lovely example of a beautifully presented detached family villa within a quiet cul-de-sac setting. The property is formed over two levels offering flexible family living.

In more detail, the accommodation consists of a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the kitchen and dining area which has ample space for a table and six chairs for more formal dining with friends and family. The breakfasting kitchen has a good range of modern wall and floor mounted units and a utility room. Access is gained through the French doors to the delightful conservatory. There is also a handy WC on this level.

The upper level consists of a useful storage cupboard and four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and stylish en-suite. All bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. One of the bedrooms could be used as an office space or study for those working from home. A contemporary partially tiled four-piece family bathroom completes the impressive accommodation internally.

The property further benefits from gas central heating and double glazing. Off-street parking is provided by a driveway which leads to the integral single garage. There are lovely garden grounds which have been well maintained and are mainly laid to lawn with patio areas.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.60m (11'10")
Kitchen/Diner	8.70m (28'7") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.80m (5'11")
Conservatory	2.70m (8'10") x 2.40m (7'10")
Master Bedroom	3.70m (12'2") x 3.30m (10'10")
En-suite	1.70m (5'7") x 1.10m (3'7")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Bedroom 4	2.80m (9'2") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 2.00m (6'7")
WC	1.80m (5'11") x 0.89m (2'11")
Garage	3.70m (12'2") x 3.00m (9'10")

Gross internal floor area (m²): 130m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and integrated appliances.

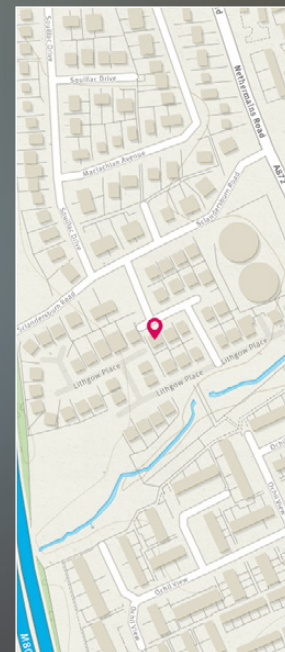


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