



DENNY

FK6 5AW

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 a bus service.

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



250 BULLOCH CRESCENT

DENNY, FK6 5AW

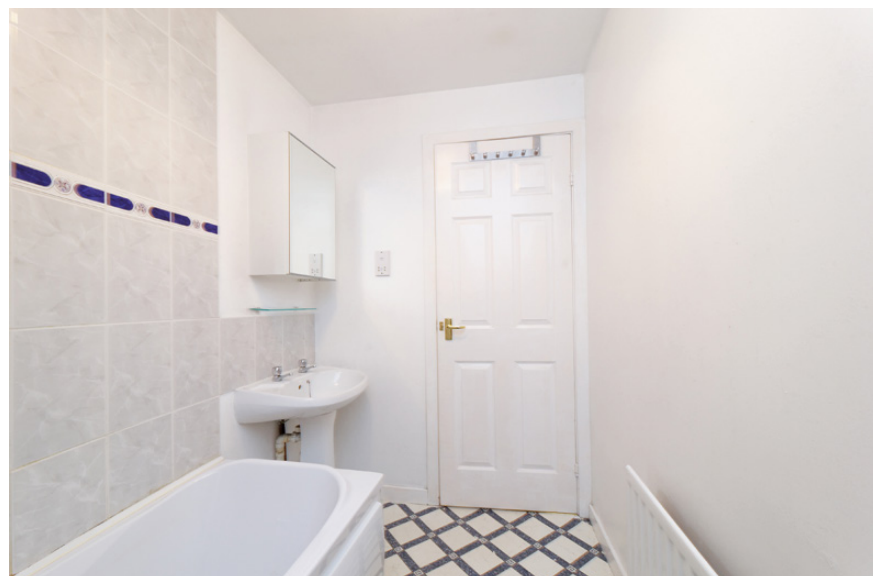
This attractive semi-detached villa is in excellent order throughout.

The ground floor briefly consists of an entrance vestibule, lounge with picturesque window and dining area, a modern breakfasting kitchen with space for an oven, and features a hood and a door taking you out into the rear garden which boasts a mixture of grass and patio area.

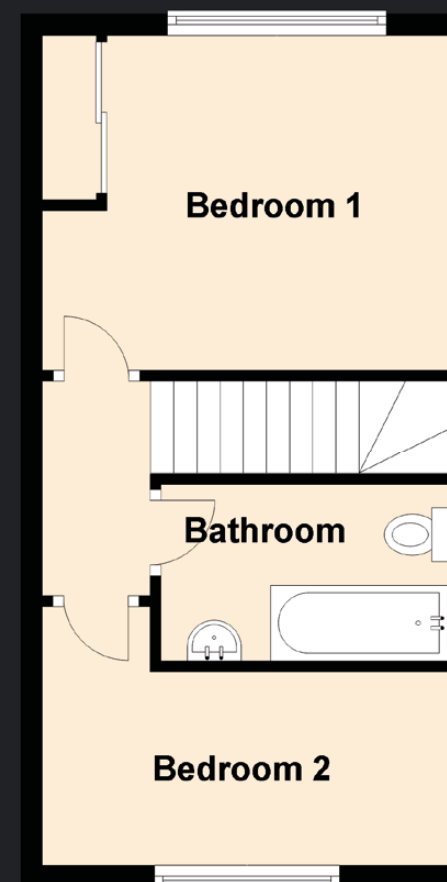
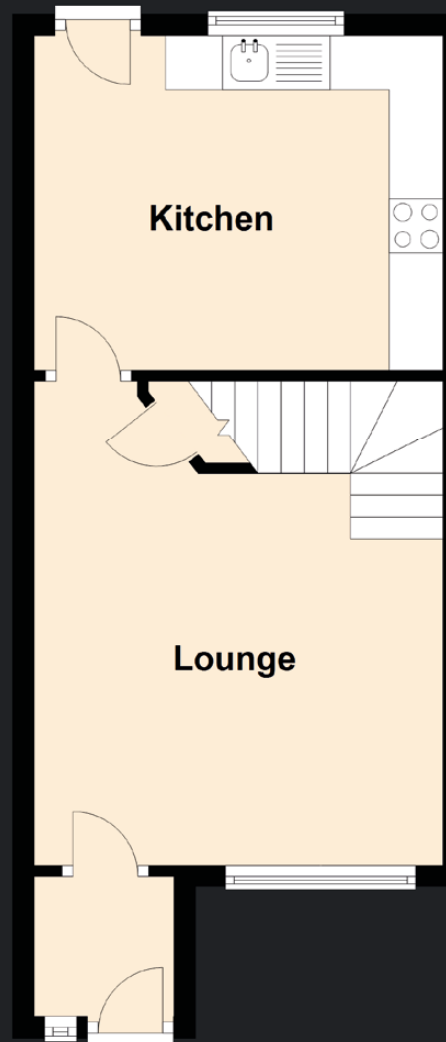
Upstairs there is a good-sized modern family bathroom with a white three-piece suite with shower over. There are two bedrooms both with ample space for free standing furniture and storage throughout.

The property also benefits from gas central heating, double glazing throughout and a private driveway to the front offering parking for three vehicles.





FLOOR PLAN, DIMENSIONS & MAP SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'2") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.10m (10'2")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.40m (7'11")
Bathroom	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m²): 58m² | EPC Rating: C

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

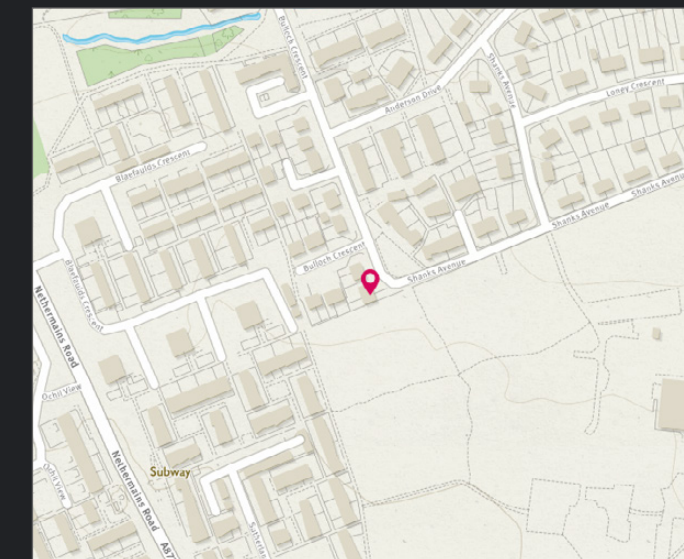


Image credit: <https://www.dumaineurope.co.uk/rooms/>



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