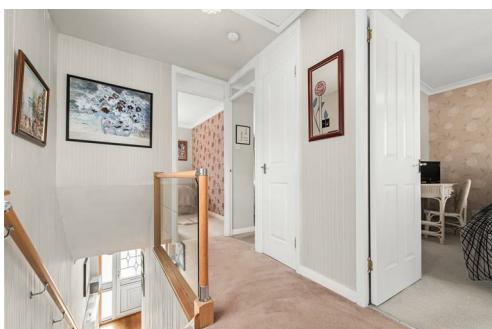




Queens Drive
Dunipace FK6 6JT

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



Alexander Taylor is delighted to bring to the open market this outstanding three bed semi-detached villa. The subjects are set within a small and highly desirable location, where I can confirm, that nothing ever comes to market, so be quick with your interest.

The location of this home will give you great access to Stirling, which is only a short drive, local convenience stores and Denny, high street. Denny is under a huge regeneration, where it has seen a new shopping centre along with a new library. Avant Homes have completed a large development and there are more developers, in the pipeline, which will eventually build Denny out and into Dunipace.

We should highlight, that should you have school age children, Dunipace Primary School is within walking distance as is Denny High School.

Now let us have a closer look at what this gem of a home has to offer:

The subjects are set within a small cul-de-sac location, providing a safe play area for children. We should point out that you are minutes from open countryside, which is great for dog walking and running etc.

What we really need to highlight is the space this home has to offer, which is seldom seen in today's market. Upon entering, you will find a bright open plan reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the outstanding family dining kitchen, which features double "French" doors that lead seamlessly into a delightful conservatory. This space is ideal for entertaining guests or enjoying family meals while basking in natural light.

The three generously sized bedrooms come equipped with fitted wardrobes, providing ample storage space for all your needs. The well-appointed bathroom ensures comfort and convenience for the entire family.



On a more practical level, the roof was completely re-placed in 2020. The boiler has just been serviced. Storage can be found, within the lounge, upper hallway and the bedrooms have fitted wardrobes. The loft is fully floored and benefits from ease of access by way of a "Ramsay Loft Ladder." There is external lighting to the rear gardens, external sockets to the front and rear gardens. The windows are all double glazed UPVC and finally there are "French Doors," off the kitchen into conservatory and from the conservatory to the rear gardens.

We should also point out that there is an electrical connection within the garage, for various electrical appliances/items.

Externally, the property offers parking for up to two cars and a detached signal garage, asset in this sought-after location. The rear gardens offer a private haven to just enjoy the sunshine and entertain. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for families and professionals alike.

This semi-detached house on Queens Drive is not just a home; it is a lifestyle choice that combines comfort, space, and a prime location. Do not miss the chance to make this exceptional property your own.

Items that are included within the sale are:

All Flooring

All Window Blinds

All Light Fittings

All Appliances

UPVC Garden Shed

Wiring installed to support a generator externally

Furniture can be purchased separately.

- Highly sought after location
- Small cul-de-sac position
- Close to open country walks
- Outstanding Dining, Kitchen area, opening into Conservatory
- Spacious Lounge with large picture window
- Master bedroom and bedroom two will come complete with fitted wardrobes
- Bedroom three, has fitted storage/wardrobe
- Complete new roof fitted in 2020
- Boiler has been serviced in March 25
- Loft is fully floored with "Ramsay Ladder" access

Lounge
16'5"(at its widest) x 15'0"

Dining Kitchen
9'6" x 16'4"

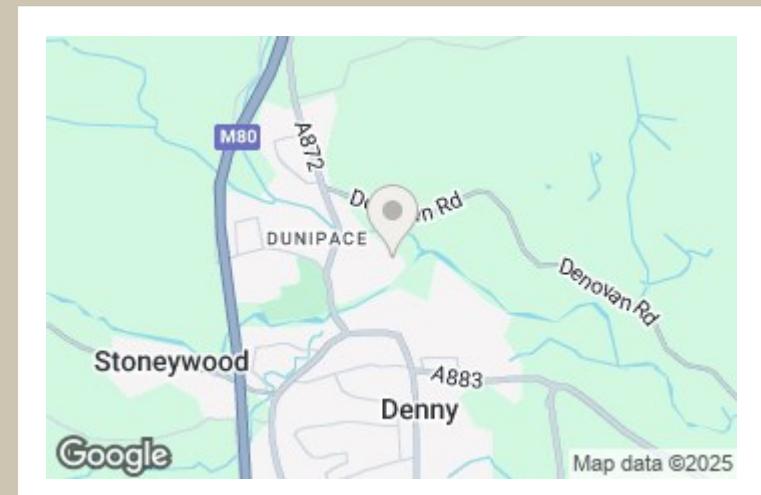
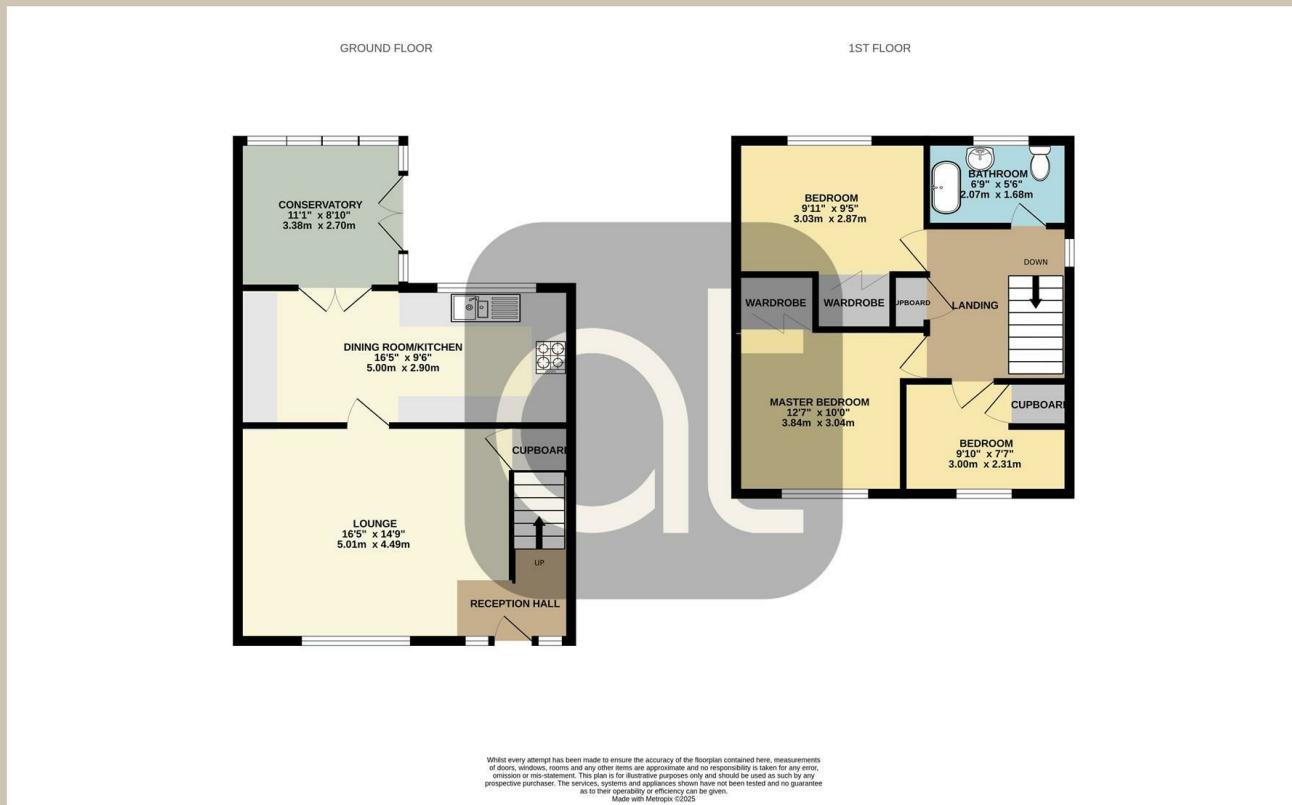
Conservatory
8'10" x 11'1"

Master Bedroom
9'11" (at its widest) x 12'7"

Bedroom 2
9'11" x 9'4"

Bedroom 3
7'6" x 9'10"

Bathroom
5'6" x 6'9"



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Viewing strictly by appointment with the Agent.



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