

47 Carronbank Crescent

DENNY, FALKIRK, FK6 6JF



*Perfect walk-in starter home for first-time buyers
- two-bed end of terrace on a large corner plot*



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McEwan Fraser Legal is delighted to present Carronbank Crescent to the market. Discover this delightful, well-proportioned family home, ideally suited for first-time buyers. Nestled in a peaceful area of Denny on a large, south-facing corner plot, this attractive end-of-terrace property combines modern comforts with a welcoming ambience.

THE KITCHEN/DINER



Upon entering, you are greeted by a warm and inviting entrance, featuring a carpeted stairwell leading to the upper floor. The generously sized kitchen/diner area is thoughtfully designed for contemporary living and is fitted with floor and wall cabinetry providing plentiful storage.

THE LIVING ROOM



Beyond this, there is access to a very spacious, light-filled living room that offers flexible options for furniture configuration. Through elegant patio doors, this bright and versatile space opens out onto a generous, fully enclosed rear garden.





On the upper floor, you will find two comfortable double bedrooms, each equipped with ample built-in storage. The stylish, fully tiled three-piece family bathroom adds a modern touch, featuring an electric shower over the bath for added convenience.

THE BATHROOM



BEDROOM 1



BEDROOM 2



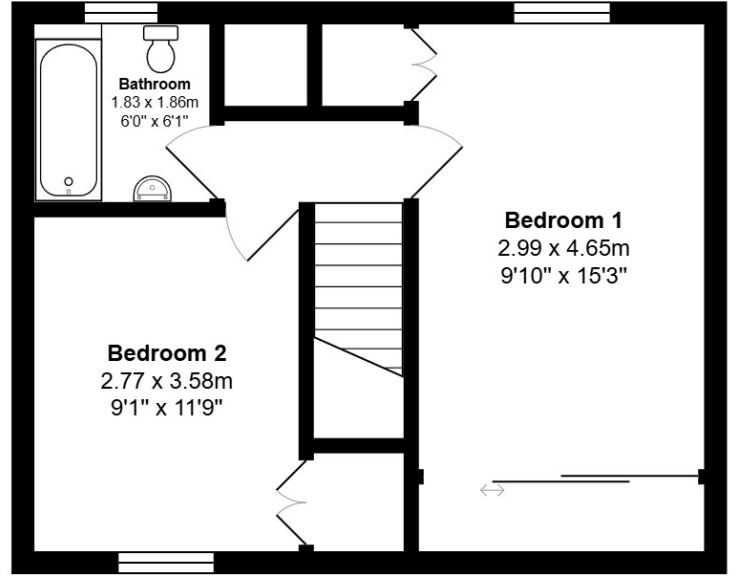
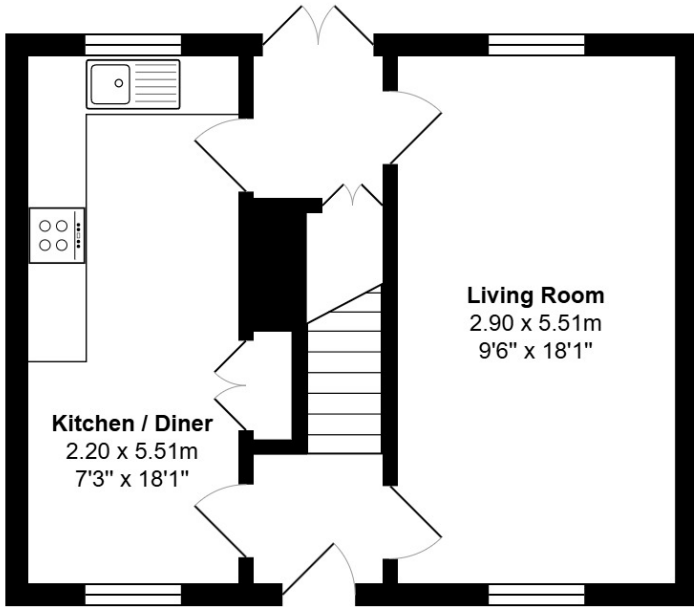
Externally, the property benefits from both front and rear enclosed gardens. The expansive corner plot is primarily laid to lawn, offering abundant space for outdoor enjoyment, while a decked area and an additional shed provide further versatility and storage solutions.

Enhancing the overall appeal of this home are features such as gas central heating with Hive control and double glazing throughout, ensuring efficiency and comfort in every season. This property represents an excellent opportunity to secure a charming family home in a desirable location, where modern amenities meet practical design.

EXTERNALS

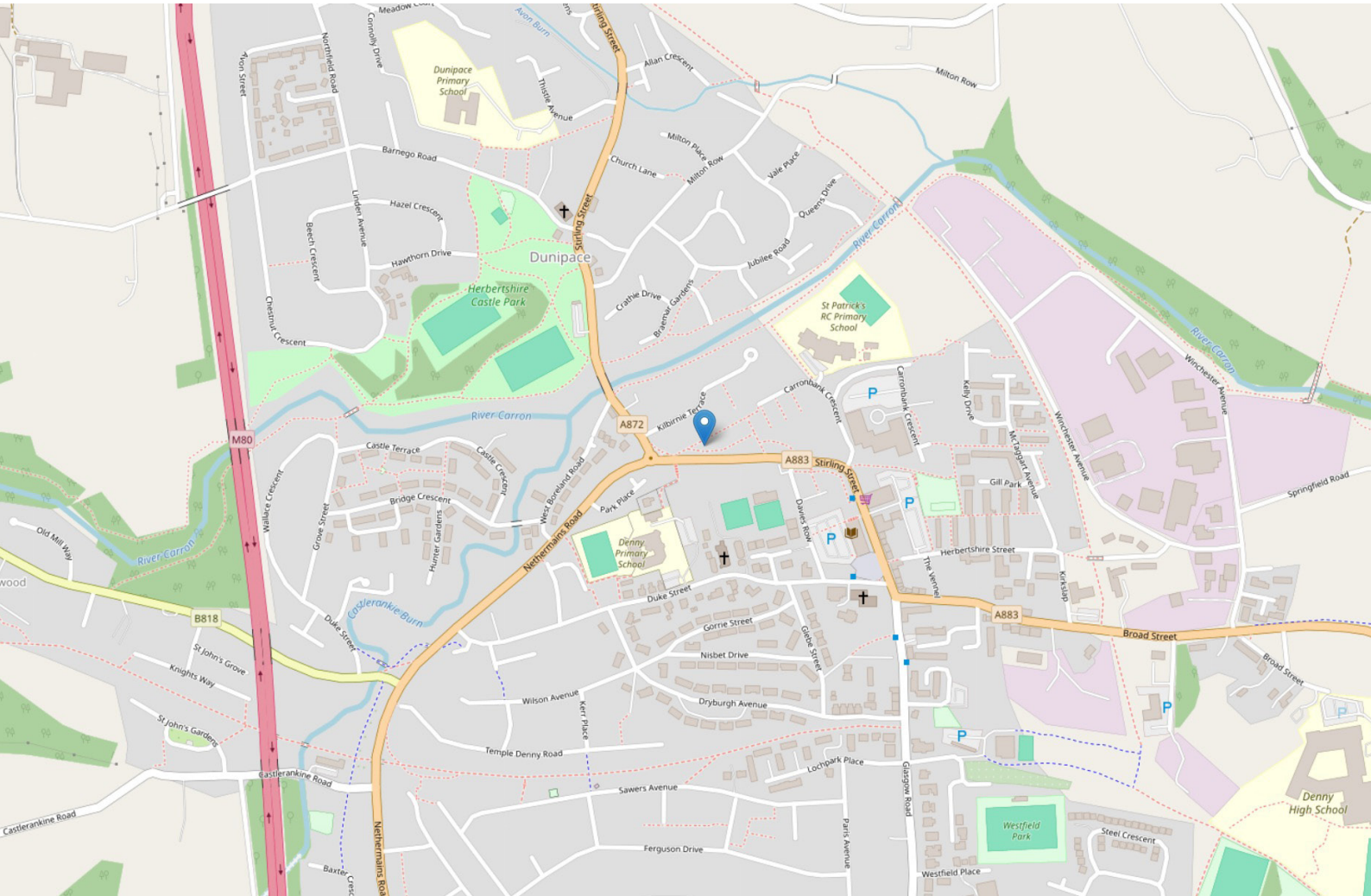


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: D



THE LOCATION

Nestled in the heart of central Scotland, Denny is a delightful town that perfectly blends traditional charm with modern convenience. Steeped in history yet vibrantly contemporary, Denny offers residents a unique lifestyle characterised by a strong sense of community and an abundance of local amenities.





Surrounded by picturesque countryside and scenic waterways, including the nearby Forth and Clyde Canal, Denny is an ideal location for those who appreciate both nature and accessibility. Whether you're taking a leisurely stroll through its quaint streets, exploring local heritage sites, or enjoying the friendly local cafés and markets, you'll quickly feel at home.

With excellent schools, modern transport links, and a rich cultural tapestry, Denny caters to families, professionals, and retirees alike. This welcoming town is not only a place to live but a destination to experience, where every day offers a new opportunity to embrace the best of Scottish living.



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