



## 31 Rosebank Avenue, Denny, Falkirk. FK6 6FP

£199,995

- Stylish, contemporary mid-terrace villa by Ogilvie Homes, completed in 2022.
- Spacious open-plan dining kitchen with French doors seamlessly connecting to the rear garden.
- Two generously proportioned bedrooms, including a principal with built-in wardrobes.

- Modern family bathroom with sleek ceramic tiling, mains-fed shower and clever integrated storage.
- South Facing, private, low-maintenance front and rear gardens complemented by convenient allocated parking.
- Energy-efficient living with gas central heating, double glazing, solar roof panels, and the balance of a 10-year NHBC warranty.