



FOR SALE
22 CAIRNOCH WALK, DENNY, FK6 5DD

We are delighted to present to the market this spacious **END TERRACED VILLA** situated in a popular residential area. The property is ideally located for all local amenities as well as easy access to the town centre and Motorway Network.

The property is bright and spacious and has been newly decorated throughout with new fitted kitchen. The property comprises entrance hall with cloaks area, kitchen/diner, spacious lounge, two double and one single bedroom all with fitted storage and family bathroom. Well maintained garden to rear. DG & GCH.

Ideal for First Time Buyer or Buy To Let.

ENTRY - By Negotiation

VIEWING -

Please contact our Property Department on 01324 823498
Evenings and weekends on 0141 5741 095

PRICE - OFFERS OVER £82,000

Russel+Aitken
solicitors and estate agents

The property is entered via a upvc and partially glazed door into a bright and spacious fully carpeted hallway with ceiling light, wall mounted radiator and understair cloaks area.

Lounge:

Bright and spacious lounge which benefits from the large low level double glazed windows looking out into the rear garden. The room also contains ceiling light and wall mounted radiator.

The kitchen/diner can be accessed from the hall or from the lounge.

Kitchen/diner:

Newly fitted kitchen with ample work surfaces and both wall and base mounted units together with built-in shelved storage available. The electric cooker, hob and extractor are included in the sale.

The walls are partially tiled and the kitchen area contains decorative spotlights, double glazed window and stainless steel sink and taps.

The dining area contains wall mounted radiator, ceiling light, double glazed window and door leading out onto the paved patio.

A fully carpeted staircase with wooden banister and railing leads to the three bedrooms and the family bathroom.

The upper landing has a double glazed window together with the access hatch leading to the loft which is partially floored for storage purposes.



Bathroom:

The bathroom is neutrally decorated with wc, sink and bath.

The bathroom also contains ceiling light, wall mounted radiator and double glazed window

Bedroom 1:

Spacious double bedroom with ceiling light, wall mounted radiator, double glazed window and double built- in wardrobe.

**Bedroom 2:**

Double bedroom with wall mounted radiator, ceiling light, double glazed window and double built-in wardrobe.

Bedroom 3:

Generous single bedroom with ceiling light, wall mounted radiator, double glazed window and single built-in storage cupboard.

External:

Large garden to rear containing paved patio area and drying area which is laid to lawn.

A brick built shed is also present.





MEASUREMENTS:

Lounge:
14'7" x 11'8"

Kitchen/diner:
17'4" x 7'10"

Bedroom One:
15'2" x 8'5"

Bedroom Two:
12'0" x 9'7"

Bedroom Three:
12'0" x 6'2"

Bathroom:
6'4" x 5'0"



**The Home Report
is available on request
from our Property
Department.**

**Home Report valuation
£85,000.**



Russel+Aitken
solicitors and estate agents

Russel + Aitken
22/24 Stirling Street
DENNY
FK6 6AZ
T 01324 823498
F 01324 8245560

mail@radenny.co.uk
www.radenny.co.uk