



FOR SALE
76 ANDERSON DRIVE, DENNY, FK6 5DY

We are delighted to present to the market this spacious **SEMI DETACHED VILLA** situated in a popular residential area, ideally located for all local amenities including all local primary and secondary schools as well as access to the Central Scotland Motorway Network.

Bright, spacious and neutrally decorated family home comprising Lounge, Kitchen, Dining Room, Bathroom and Three Double Bedrooms. Gas Central Heating and Double Glazing throughout.

Large paved driveway together with well maintained garden and extensive ground to the rear.

Entry - By Arrangement

Viewings - Please contact our Property Department on 01324 823498
Evenings and weekends on 0141 5741095

PRICE - FIXED PRICE £87,500

Russel+Aitken
solicitors and estate agents

The property is reached over a stonechipped and paved driveway.

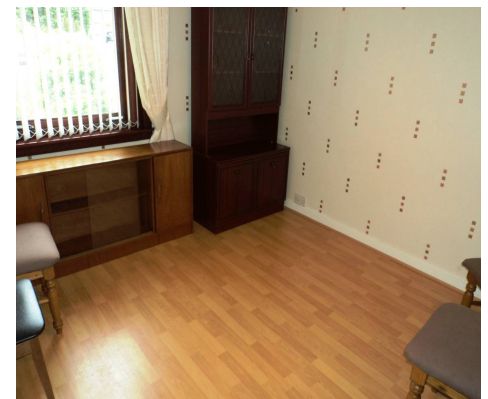
The property is entered through a wooden and partially glazed door into a vestibule with spacious cloaks area. The room contains laminate flooring which leads into the hallway which contains wall mounted radiator and ceiling light.

Lounge:

Bright and spacious front facing lounge which is fully carpeted with double glazed windows, ceiling light and wall mounted radiator. The room also contains a gas fire and surround which is included in the sale.

Kitchen:

Laminate floored kitchen with ample base mounted units, complimentary work surface and stainless steel sink and taps. The room also contains ceiling light, double glazed windows and an access door which opens into the rear garden. A large pantry cupboard is also present.



Dining Room:

Spacious room containing double glazed windows, ceiling light, wall mounted radiator and laminate flooring.

A fully carpeted wooden staircase with two double glazed windows leads to the first floor which is fully carpeted with ceiling light, loft hatch and large shelved storage cupboard.

Bathroom:

Contains w.c., sink and bath with overhead shower.

Tiled flooring together with wall tiles around the bath area, double glazed window, ceiling light and wall mounted radiator.

Bedroom One:

Generous double bedroom which is fully carpeted with ceiling light, wall mounted radiator and double glazed window.

Bedroom Two:

Fully carpeted double bedroom with ceiling light, wall mounted radiator and double glazed window together with single shelved built-in cupboard.

Bedroom Three:

Double bedroom which is fully carpeted and contains ceiling light, wall mounted radiator and double glazed window.



Extras:

- Cooker with hob
- Fridge/freezer
- Fire and surround
- Curtains 7 blinds
- Shed

All other items are available by negotiation.

External:

Large stonechipped and paved driveway leading to the property with paved area outside front door.

The front of the property is laid to lawn with shrub border and stone chipped area.

The rear garden is divided into sections which are laid to lawn, paved and stonechipped.

An extensive area of ground is present at the rear and will require cultivation.



Measurements:

Lounge:
14'10" x 12'5"

Kitchen:
12'1" x 7'0"

Dining Room:
10'3" x 10'0"

Bathroom:
6'10" x 4'9"

Bedroom One:
13'6" x 11'11"

Bedroom Two :
10'5" x 11'2"

Bedroom Three:
10'3" x 8'3"



The Home Report is available from the Property Department on request.

Home Report Valuation
£100,000



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