



FOR SALE
45 HILLHOUSE ROAD, DENNY, FK6 5PG

Offered for sale is this **GROUND FLOOR FLAT** situated in a popular residential area close to all local amenities including Denny Town Centre. The property is in need of renovation and re-decoration and would be ideally suited for a first time purchaser or a buy to let opportunity.

The property comprises Lounge/ Kitchen, Double Bedroom with storage and Bathroom. Large garden to the front and rear. DG and GCH.

Entry - By Arrangement

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

PRICE - FIXED PRICE - £45,000

Russel+Aitken
solicitors and estate agents

The property is reached over a paved pathway and entered through a metal frame and partially glazed door.

The hallway is fully carpeted with ceiling light, wall mounted radiator and large storage cupboard.

Lounge/Kitchen:

Bright and spacious lounge area which is fully carpeted with ceiling light and wall mounted radiator. Double glazed patio doors lead out into the rear garden.

The kitchen is fully fitted with ample work surfaces and both wall and base mounted units.

The kitchen also contains stainless steel sink and taps double glazed window, ceiling light and linoleum flooring.



Bedroom:

Spacious double bedroom which is fully carpeted with double glazed window, ceiling light and wall mounted radiator. A single built in wardrobe is also present for storage.

Bathroom:

Contains WC, sink and bath with overhead shower and is partially tiled with ceiling light and double glazed window.



External:

Stonechipped area to the front. Paved and grassed area to the rear

Measurements:

Kitchen/Lounge:
20'9" x 10'8"

Bedroom:
10'5" x 9'7"

Bathroom:
6'0" x 5'8"

The Home Report is available on request from our property department.

Home Report Valuation
£52,500.



Russel+Aitken
solicitors and estate agents

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Whilst these particulars have been prepared with care, they do not form part of any contract. The agents do not accept responsibility for any misrepresentation or inaccuracy therein. Prospective purchasers are advised to make their own enquiries.

Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

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