



FOR SALE
28 HAWTHORN DRIVE, DUNIPACE, DENNY, FK6 6LW

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

The property comprises open-plan Lounge/Kitchen/Diner, Two Double Bedrooms with storage and family Bathroom. Planning permission has been obtained for a third bedroom to be created in the loft.

DG and GCH. Spacious garden to front and rear together with off street parking.

Entry - By Arrangement

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

PRICE - OFFERS OVER £85,000

Russel+Aitken
solicitors and estate agents

The property is reached over a monoblocked and paved pathway. A upvc and partially glazed front door leads into a wooden floored hallway with ceiling light, wall mounted radiator and double glazed window.

Lounge/Kitchen/Diner:

Open plan room which has wooden flooring throughout. A large double glazed window in the lounge area provides views out into the front garden.

The kitchen area is bright and spacious with ample wall and base mounted units. The kitchen area is partially tiled with stainless steel sink and taps decorative ceiling light, and double glazed window with views out into the rear garden.

The room also contains two wall mounted radiators and two ceiling lights.

A wooden and partially glazed door leads into the rear porch area which contains a large understair storage cupboard, double glazed window, ceiling light, wall mounted radiator and upvc and partially glazed door which provides access to the rear garden.



A fully carpeted staircase leads to the upper landing which contains wall mounted radiator, ceiling light, double glazed window and access to the loft for storage purposes.

There is currently planning permission for the loft to be converted into a third bedroom with en-suite.

Bathroom:

Fully tiled and neutrally decorated family bathroom containing wc, sink with storage, bath with overhead shower and storage cabinet. The room also contains decorative spotlights, double glazed window and modern chrome heated towel rail.



Bedroom One:

Spacious double bedroom which has laminate flooring, double glazed window, ceiling light, wall mounted radiator and two built-in storage cupboards.

Bedroom Two:

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

External:

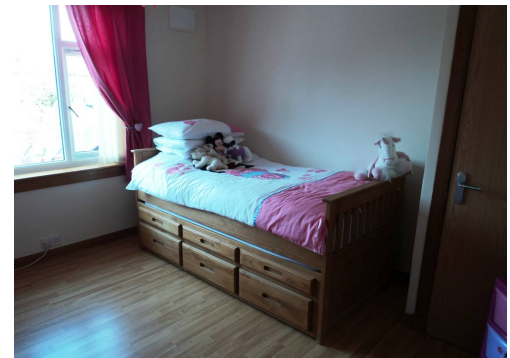
The front of the property contains a large mono-blocked driveway together with shrub and stone chipped area.

A paved pathway leads alongside the property to the rear garden.

The rear garden contains a large paved patio area together with an area which is laid to lawn. The garden shed and childrens playhouse are included in the sale.

Items included in the sale are:

Cooker, hob and extractor
Washing machine
Integrated fridge/freezer
Blinds and curtains
Garden shed
Childrens playhouse





Measurements:

Lounge/Kitchen/Diner:
17'0" x 13'7"

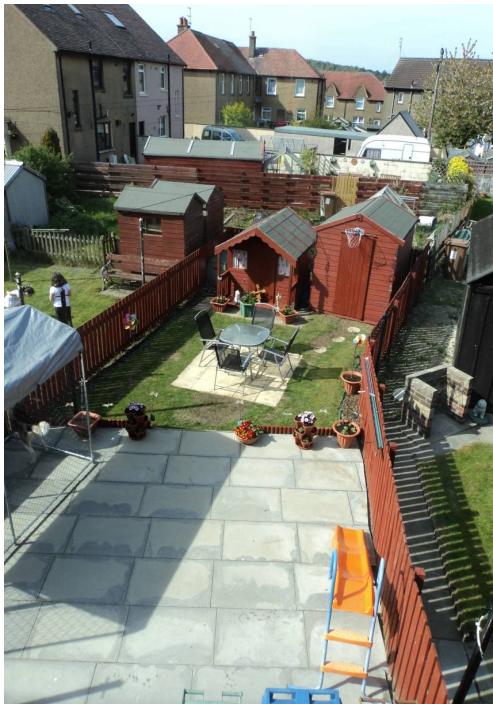
Bathroom:
6'3" x 6'1"

Bedroom One:
14'0" x 10'1"

Bedroom Two:
11'8" x 10'3"

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

Home Report valuation
£87,500



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.