



FOR SALE
6A CHURCH LANE, DUNIPACE, DENNY, FK6 6NF

We are pleased to present to the market this spacious **FIRST FLOOR FLAT** situated in a popular residential location ideally located for all local amenities. The property is ideal for a first time purchaser, someone wishing to downsize or for the buy to let market.

The property is well presented, neutrally decorated and is in good walk in condition. The property comprises spacious Lounge and Dining area, galley style fitted Kitchen, Bathroom and Two Double Bedrooms. The property also benefits from DG and GCH.

Entry - By Arrangement

Viewing -

Please contact our Property Department on 01324 823498
Evenings and Weekends on 0141 5741095

PRICE - OFFERS OVER £62,000

Russel+Aitken
solicitors and estate agents

The property is accessed via a concrete staircase at the rear of the building.

A partially glazed wooden door leads into a small vestibule area with linoleum flooring and ceiling light.

Lounge & Dining Area:

Bright and spacious lounge with a large storage cupboard and dining area. The room has laminate flooring with double glazed window, decorative ceiling lights and wall mounted radiator. An electric fire and surround is also included in the price.

Kitchen:

Modern galley style fitted kitchen with ample work surfaces and both base and wall mounted units. The kitchen is partially tiled with stainless steel sink and taps, linoleum flooring double glazed window and decorative ceiling lights.

The cooker, hob and extractor fan, together with the fridge/freezer and washing machine are included in the price.

Bathroom:

Compact bathroom situated at the rear of the kitchen containing shower, wc and sink. Decorative ceiling lights, and a double glazed window are also present.

Bedroom One:

Bright and spacious double bedroom with wall mounted radiator, ceiling light, double glazed window, and laminate flooring.

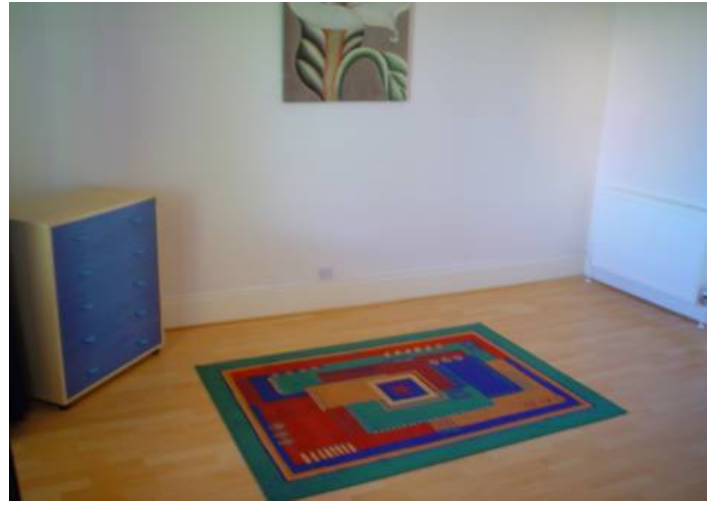
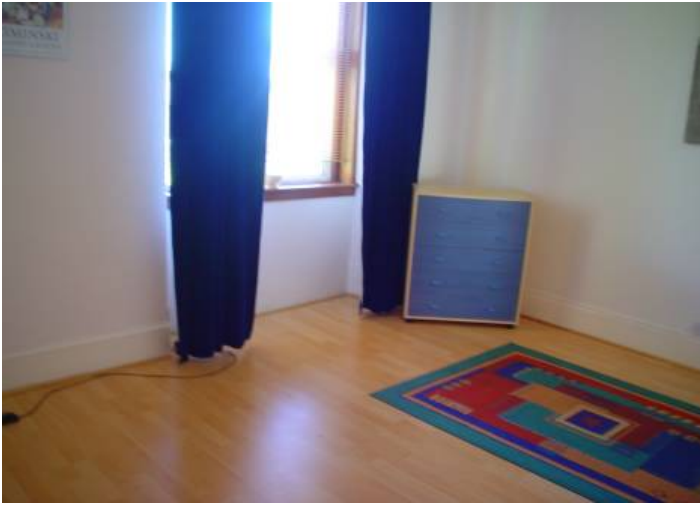
Bedroom Two:

Double bedroom with wall mounted radiator, ceiling light, double glazed window and laminate flooring.

Items included in the sale:

Cooker, Hob & Extractor
Fridge/freezer
Washing machine
All curtains & blinds





Measurements:

Lounge & Dining Area:
17'10" x 12'1"

Kitchen:
7'5" x 7'2"

Bedroom One:
13'0" x 11'5"

Bedroom Two:
11'5" x 7'0"

The Home Report
is available from our
Property Department.

Home Report Valuation
£65,000



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Russel & Aitken,
Solicitors & Estate Agents,
22/24 Stirling Street,
DENNY.

Tel: (01324) 823498
Fax: (01324) 824560

E-mail: mail@radenny.co.uk
Web-site: www.radenny.co.uk