



**FOR SALE**  
**30 SHANKS AVENUE, DENNY, FK6 5ED**

We are pleased to present to the market this spacious **GROUND 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 the buy to let market.

The property is well presented, neutrally decorated and is in good walk-in condition. The property comprises spacious Lounge, fitted Kitchen, two generous double Bedrooms & family Bathroom. Good storage throughout. DG & GCH.

Large gardens to the front & rear. Off-street parking/wooden garage.

**Entry** - By Arrangement

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

**PRICE - OFFERS OVER £58,000**

**Russel+Aitken**  
solicitors and estate agents

The property is reached over a paved pathway at the side of the front garden.

The property is entered through a UPVC and partially glazed door into a bright and spacious hallway with understair cloaks cupboard.

The hallway is fully carpeted with ceiling light and wall mounted radiator.

An additional shelved storage cupboard is also present in the hallway which houses the boiler.

### **Lounge:**

Spacious lounge enjoying uninterrupted views over the front garden and surrounding fields.

The room is fully carpeted with ceiling light, two wall mounted radiators and double glazed bay window.

The gas fire is also included in the sale.



### **Kitchen:**

Fully fitted kitchen with ample wall and base mounted units.

The kitchen is partially tiled with linoleum flooring, stainless steel sink and taps, ceiling light, wall mounted radiator and two double glazed windows.

The free standing cooker and hob, fridge/freezer and washing machine are also included in the sale.



**Bedroom One:**

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

**Bedroom Two:**

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

A double built-in mirrored wardrobe is also present.

**Bathroom:**

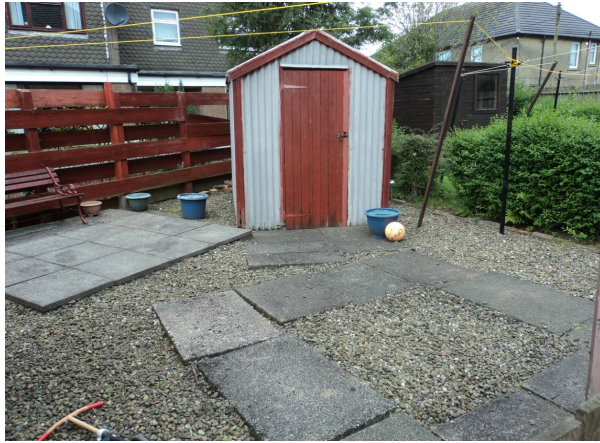
Fully tiled bathroom containing linoleum flooring, wall mounted radiator, ceiling light and double glazed window.

W.C., sink and bath with overhead shower.

**External:**

Large grassed area to the front of the property with stonechipped border.

Stonechipped and paved area to the rear of the property containing a small storage shed and wooden garage providing off-street parking.



## MEASUREMENTS:

Lounge:  
14'9" x 11'6"

Kitchen:  
11'6" x 5'4"

Bedroom One:  
12'3" x 11'7"

Bedroom Two:  
10'5" x 7'8"

Bathroom:  
5'5" x 4'5"

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

Home Report Valuation  
£62,500

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.

**Russel+Aitken**  
solicitors and estate agents

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