



FOR SALE
7 CRATHES AVENUE, STENHOUSEMUIR, FK5 4TL

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 the buy to let market.

The property is well presented and is in excellent walk in condition with many extras included in the sale.

The property comprises spacious Lounge, modern fitted Kitchen, Two Double Bedrooms with storage & family Bathroom. The property is neutrally decorated with storage throughout, large garden to the rear, single brick built garage and off-street parking. Double Glazing & Electric Heating.

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 from the off-street parking or garage over a tarmac and paved pathway.

A UPVC and partially glazed door opens into a fully carpeted vestibule area and staircase with railing and storage cupboard. The top landing contains ceiling light, wall mounted radiator and double glazed window.

A wooden and partially glazed door opens in the hallway, which is bright, spacious and fully carpeted. The hall also contains ceiling light and double built-in wardrobe.

Lounge:

Bright and spacious lounge with large double glazed windows to the front of the property.

The room is fully carpeted with two ceiling lights and wall mounted radiator together with feature electric fire and surround which is included in the sale.



Kitchen:

Modern newly fitted kitchen with ample wall and base mounted units.

The kitchen is partially tiled with stainless steel sink and taps and decorative spotlights on the ceiling. The kitchen contains tiled flooring, wall mounted radiator and double glazed window with views out into the garden.

The kitchen is neutrally decorated and also contains double oven, hob and extractor, integrated fridge/freezer and washing machine all of which are included in the sale.



Bedroom One:

Fully carpeted double bedroom with ceiling light, wall mounted radiator and double glazed window. The room is modern and neutrally decorated with double built-in wardrobe.

Bedroom Two:

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

Bathroom:

Spacious family bathroom containing w.c., sink and bath with overhead shower.

The bathroom is partially tiled with tiled flooring, wall mounted radiator, ceiling light and double glazed window.

The bathroom also contains a large storage cupboard.

External:

Large private garden to the rear which is largely grassed with shrubbed areas.

A paved patio area is also present.

Extras:

The extras included in the sale are:

- Integrated fridge/freezer
- Electric fire & surround
- Washing machine
- Cooker, hob & extractor
- All blinds





Measurements:

Lounge:
15'5" x 11'6"

Kitchen:
10'2" x 7'4"

Bathroom:
8'6" x 6'9"

Bedroom One:
11'7" x 10'1"

Bedroom Two:
9'7" x 8'6"

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

Home Report Valuation
£87,500



Russel+Aitken
solicitors and estate agents

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

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.