



FOR SALE
39 DRYBURGH AVENUE, DENNY, FK6 6AG

We are pleased to present to the market this spacious **UPPER FLAT** situated in a popular residential area. The property is ideally located for all local amenities including Denny Town Centre and is also conveniently located for access to the Central Scotland Motorway Network to Stirling, Glasgow, Edinburgh and Cumbernauld.

The property offers spacious living accommodation and comprises Lounge, Breakfasting Kitchen, Family Bathroom and Three Double Bedrooms. The property also has excellent storage, loft space and a large garden.

The property has Gas Central Heating and is fully Double Glazed throughout.

Entry - By Negotiation

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

PRICE - FIXED PRICE - £75,000

Russel+Aitken
solicitors and estate agents

The property enjoys an elevated position with ample on street parking. The property is reached along a paved pathway, with a decorative wooden doorway leading into a laminated entrance area with fully carpeted stairway up to the property.

Lounge:

The lounge is bright and spacious with two double glazed windows, radiator and ceiling light. The lounge is fully carpeted with a decorative gas fire included in the sale.

Breakfasting Kitchen:

The breakfasting kitchen is a great use of space. The kitchen has ample work surfaces and storage units and an integrated fridge/freezer which is included in the sale. The double glazed window in the kitchen provides natural light and uninterrupted views of the garden. The kitchen is partially tiled with tile laminate flooring, radiator and ceiling light. A stainless steel sink and taps, double oven and grill and gas hob with extractor fan are also included.

Bedroom one:

Spacious double bedroom with single built in wardrobe. The room is fully carpeted with two double glazed windows, ceiling light and radiator.

Bedroom two:

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

Bedroom three:

Spacious double bedroom with large built in wardrobe. The room is fully carpeted with double glazed window, ceiling light and radiator.

Family Bathroom:

The bathroom contains bath, sink and wc and is partially tiled. A double glazed window, ceiling light and radiator are also present.

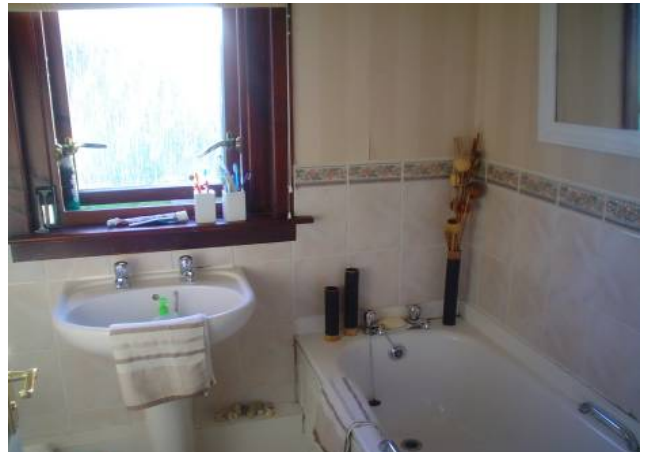
A large storage cupboard and a spacious loft area provide additional storage if required.

Garden:

This property boasts an extensive rear garden which has been cleverly divided into sections. A paved section for possible al fresco dining, and two large grassed areas split over two levels are ideal for an active family. A stainless steel shed and small wooden storage hut provides outside storage.

Items included in the sale -

**Gas fire and surround
Cooker, hob and
extractor
Dishwasher
Fridge/freezer
Garden shed**





Measurements:

Lounge -
15'8" x 12'4"

Kitchen -
11'3" x 10'9"

Bedroom 1 -
12'9" x 10'7"

Bedroom 2 -
13'6" x 8'3"

Bedroom 3 -
11'9" x 9'3"

**THE HOME REPORT IS
AVAILABLE FROM OUR
PROPERTY DEPARTMENT**



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