



FOR SALE
4 BAXTER CRESCENT, DENNY, FK6 5EZ

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

The property offers excellent family sized accommodation split over two levels. Downstairs comprises spacious Lounge with Dining room, Kitchen and Bathroom with understair storage. Upstairs the property offers Two Double bedrooms one with built-in storage, a spacious single room and a large hall storage cupboard. Mixed glazing, GCH, driveway and gardens to front and rear.

Entry - By Arrangement

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

PRICE - OFFERS OVER £115,000

Russel+Aitken
solicitors and estate agents

The property is reached over a partially paved and stone chipped driveway.

The front door is a upvc and partially glazed door which opens into a bright and spacious hallway which is fully carpeted with ceiling light, wall mounted radiator and under stair cupboard for storage.

Lounge:
11'7" x 13'4"

Bright and spacious lounge containing carpet, ceiling light, wall mounted radiator and double glazed window with views out into the front garden. An electric fire is also included in the sale.

Dining Room:
11'8" x 8'3"

The dining room is bright and flexible as can be accessed from the lounge or from the kitchen.

The room is fully carpeted with ceiling light, wall mounted radiator and double glazed window with views out into the rear garden. A sliding glass door provides access into the kitchen.

Kitchen:
10'3" x 8'3"

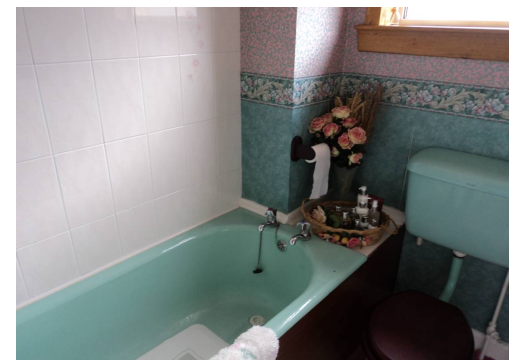
Fitted kitchen with ample wall and base mounted units together with work surfaces.

The kitchen is partially tiled with linoleum flooring. The room also contains a wall mounted radiator, ceiling light, plastic sink and taps and double glazed window. The gas cooker and extractor are included in the sale.

A partially glazed door leads from the kitchen into the rear garden.

Bathroom:

Contains wc, sink, bath with overhead shower and is fully carpeted. The room also contains wall mounted radiator, ceiling light, double glazed window and storage cabinet.



A fully carpeted staircase leads to the upper level of the property. A large storage cupboard is present together with a single glazed window.

**Bedroom One:
13'6" x 8'3"**

Bright and spacious double bedroom which is fully carpeted and benefits from single glazed window, wall mounted radiator, ceiling light and treble built-in mirrored wardrobe.

**Bedroom Two:
11'6" x 7'5"**

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

**Bedroom Three:
9'8" x 8'4"**

Spacious single bedroom containing carpet, wall mounted radiator, ceiling light, two single glazed windows and built-in shelved storage.

The loft is partially floored for storage purposes and can be accessed by drop-down ladder on upper hall landing.



Extras:

The extras included in the sale are:

All curtains and blinds
Gas cooker and extractor
Washing machine

External:

Treble driveway to the side of the property which is partially slabbed and stone chipped.

Large grassed area to the front which is also partially shrubbed.

Stone chipped area to rear together with paved patio area.

Single concrete garage.



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

**Home
Report Valuation
£120,000.**



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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.