



**FOR SALE**  
**14 DUNDAFF COURT, DENNY, FK6 5BZ**

We are delighted to present to the market this spacious **MID TERRACED VILLA** situated in a popular residential area. The property is ideally located for all local amenities as well as easy access to the town centre and Motorway Network.

The property is set over two levels and has been newly decorated throughout with new kitchen and bathroom. The property comprises entrance hall with cloaks area, Kitchen/Diner, spacious Lounge, Three Large Bedrooms all with fitted storage and Family Bathroom. Well maintained garden to rear. Double Glazing & Gas Central Heating.

**Entry** - By Negotiation

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

**PRICE - OFFERS OVER £80,000**

**Russel+Aitken**  
solicitors and estate agents

The property is entered via a upvc and partially glazed door into a bright and spacious fully carpeted hallway with ceiling light, wall mounted radiator and cloaks area.

### **Lounge:**

Bright and spacious lounge which benefits from the large low level double glazed windows looking out into the rear garden. The room is fully carpeted with ceiling light and wall mounted radiator.

The kitchen/diner can be accessed from the hall or from the lounge.

### **Kitchen/diner:**

Newly fitted kitchen with ample work surfaces and both wall and base mounted units. The walls are partially tiled and the kitchen area contains decorative spotlights, double glazed window and stainless steel sink and mixer tap.

The dining area and kitchen both have tiled flooring and the dining area contains wall mounted radiator, ceiling light, double glazed window and door leading out onto the patio.

A fully carpeted staircase with wooden banister and railing leads to the three bedrooms and the family bathroom.

A double glazed window is present on the upper landing together with the access hatch leading to the loft which is partially floored for storage purposes.

### **Bathroom:**

The bathroom has been completely refurbished and is fully tiled in a neutral colour scheme.

The bathroom contains WC, sink and bath with overhead shower. The bathroom also contains ceiling light and double glazed window.



### **Bedroom 1:**

Fully carpeted double bedroom with ceiling light, wall mounted radiator, double glazed window and double built-in wardrobe.

### **Bedroom 2:**

Spacious double bedroom which is fully carpeted with wall mounted radiator, ceiling light, double glazed window and double built-in wardrobe.

### **Bedroom 3:**

Generous single bedroom which is fully carpeted with ceiling light, wall mounted radiator, double glazed window and single built-in storage cupboard.



### **External:**

Large garden to rear containing paved patio area, stone chipped drying area and area which is laid to lawn.

A brick built shed is also present.

### **Extras included in the sale are:**

- \* Electric cooker with extractor
- \* Washing machine
- \* Fridge/freezer
- \* Light fittings
- \* All blinds



## MEASUREMENTS:

Lounge:  
12'1" x 17'3"

Kitchen/Diner:  
18'2" x 8'3"

Bedroom 1:  
12'2" x 10'1"

Bedroom 2:  
15'6" x 8'7"

Bedroom 3:  
12'2" x 6'6"

Bathroom:  
6'7" x 5'6"

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

Home Report Valuation  
£95,000.



**Russel+Aitken**  
solicitors and estate agents

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