



**FOR SALE**  
**51 OVERTON CRESCENT, DENNY, FK6 5BA**

We are delighted to present to the market this spacious Second Floor Flat.

The property is ideally located for access to all local amenities including DennyTown Centre. The property comprises Spacious Lounge, Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from Double Glazing and Gas Central Heating. Secured Entry.

The property is ideally suited for a first time purchaser or the buy to let market.

**Entry** - By negotiation

**Viewings -**

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

**PRICE - FIXED PRICE - £35,000**

Accessed via a secured entry system into the communal entrance hall.

The property is entered through a wooden door into a spacious hallway which contains wooden flooring, ceiling light, wall mounted radiator and three large storage cupboards. The telephone for the secured entry system is wall mounted and located in the hallway.

**Bedroom One:  
13'12 x 8'6"**

Spacious double bedroom with double glazed window to the rear elevation containing wooden flooring, ceiling light, wall mounted radiator and single built in storage cupboard.



**Bedroom Two:  
12'0" x 9'2"**

Second double bedroom with double glazed window to the front elevation. Wall mounted radiator, laminate flooring and ceiling light.

**Bathroom:  
6'1" x 5'2"**

Requires renovation. Coloured suite comprising w.c, wash hand basin and bath. The floor surface is linoleum. Ceiling light, double glazed frosted window to the front elevation and chrome wall mounted towel heater/radiator.



**Lounge:**  
**17'10" x 14'6"**

A bright and spacious lounge is located at the end of the hallway which has double glazed windows to the rear elevation, wall mounted radiator and ceiling light. A large storage cupboard is also present.

**Kitchen:**  
**11'8" x 8'3"**

Accessed via the Lounge.

This is a good size room which has attractive base and wall mounted units with complimentary work surfaces incorporating a stainless steel sink with taps above.

Double glazed window to the front elevation, ceiling light, wall mounted radiator, tiled flooring and large storage cupboard. The oven and the electric hob are included in the sale.





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

Home Report Valuation  
£45,000

All offers considered,  
flexible viewing times  
available.



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