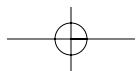
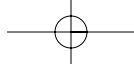


10 MYOT VIEW, FANKERTON, FK6 5HZ

FIXED PRICE £84,995

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This attractively presented SEMI DETACHED VILLA has been the subject of much improvement by the present owners. A new kitchen has been installed along with a new bathroom and solid oak flooring in the lounge. Currently the accommodation which has recently been re-decorated is over two levels comprising entrance vestibule, lounge and new fitted dining kitchen on the ground floor, whilst upstairs there are two double bedrooms and a new bathroom. There is also a useful attic space. Gas central heating has been installed. Of particular interest are the large enclosed rear and front gardens, the front affording off-street parking and the rear encompassing two timber garden sheds and is sub-divided into a drying green and enclosed children's playarea. Very competitively priced, early internal inspection is strongly advised.

Fankerton is a small village on the outskirts of Denny, well served by Denny's amenities catering for most daily needs. Schooling for all ages is to hand as are good sporting, leisure and recreational opportunities. For the commuter there is access to many areas of commerce by either public or private transport.

TRAVEL:

From Falkirk proceed along the A883 to Checkbar roundabout, at the roundabout carry straight across (2nd exit) staying on the A883 heading towards Denny. Upon entering Denny along Broad Street turn right at the traffic lights/T-junction onto Stirling Street. Carry straight across at the crossroads onto Nethermain Road and proceed right onto the B818 heading towards Stonywood, travel through Stonywood staying on the main road and Fankerton is the next village along. Myot View is on your left hand side.

MEASUREMENTS:

Vestibule: 4'4 x 3'6 (1.3m x 1.0m)

Lounge: 13'9 x 12'10 (4.2m x 3.8m)

Kitchen: 15'3 x 9'1 (4.6m x 2.7m)

Bedroom 1: 13'2 x 11'4 (4.0m x 3.4m)

Bedroom 2: 11'11 x 8'9 (3.6m x 2.6m)

Bathroom: 6'4 x 5'9 (1.9m x 1.7m)

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

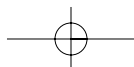
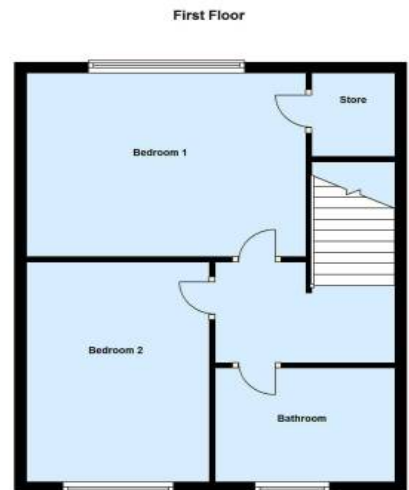
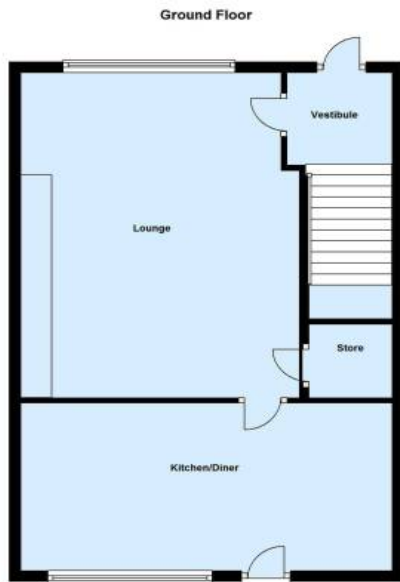
Band 'A' - £975.71

REF:

KMcL/S3021

HOME REPORT:

A Home Report is available for this property.







DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

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solicitors and estate agents

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