



**FOR SALE**  
**3 ST JOHNS GROVE, STONEYWOOD, DENNY, FK6 5HQ**

We are delighted to present to the market this spacious **DETACHED BUNGALOW** situated in a popular residential area close to all local amenities.

Bright, neutrally decorated and thoughtfully extended. The property consists of Lounge, Dining room, Kitchen with Utility room, second Lounge/Family room, W.C. Three Double Bedrooms all with built-in storage and family Bathroom. Garage, driveway and gardens to front and rear. DG and GCH.

**Entry** - By Negotiation

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

**PRICE - OFFERS OVER £175,000**

**Russel+Aitken**  
solicitors and estate agents

A paved and partially stonechipped driveway leads to a upvc and partially glazed door.

The property opens into a spacious vestibule area which is fully carpeted with ceiling light and wall mounted radiator. A spacious cloaks area with w.c and sink is present together with storage.

### **Lounge:**

Bright and spacious lounge benefiting from large double glazed window to the front of the property, wall mounted radiator and ceiling light. The room contains laminate flooring and a gas fire is also included in the sale. Wooden and partially glazed doors lead to the dining room.

### **Dining Room:**

Bright room which can be accessed from the lounge and/or kitchen.

The room contains laminate flooring, ceiling light, wall mounted radiator and double glazed window.



### **Kitchen:**

Modern fitted kitchen with ample wall and base mounted units and complimentary worktop and splashbacks.

The kitchen also contains laminate flooring, stainless steel sink and taps and large built-in storage cupboard.

A wall mounted radiator, double glazed window and decorative ceiling light is also present. The electric cooker and hob is included in the sale.



### **Utility Room :**

Utility area with wall and base mounted units, stainless steel sink and taps, wall mounted radiator, ceiling light and double glazed window. The room is fully plumbed and a upvc door opens to the side of the property.



**Bathroom:**

Generous family bathroom containing w.c., sink, bath and separate single shower. The room is partially tiled with wall mounted radiator, tiled flooring and ceiling light.

**Bedroom One:**

Spacious double bedroom with two double built-in mirrored wardrobes, wall mounted radiator, ceiling light and double glazed window. Fully carpeted.

**Bedroom Two:**

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

**Bedroom Three:**

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

**Family Room:**

Spacious and flexible room which could be used as family room, fourth bedroom or games room. The room is fully carpeted with decorative spotlights in the ceiling, wall mounted radiator with double glazed patio doors leading out into the rear garden.





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

Home Report valuation £180,000

### MEASUREMENTS:

Lounge:  
18'5" x 12'8"

Bedroom One:  
9'10" x 8'7"

Bathroom:  
9'4" x 7'1"

Kitchen:  
11'2" x 9'8"

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

Family Room:  
15'3" x 10'8"

Dining Room:  
10'0" x 9'11"

Bedroom Three:  
12'1" x 9'4"



**Russel + Aitken**  
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