



**FOR SALE**  
**7 GORRIE STREET, DENNY, FK6 6AE**

We are pleased to present to the market this spacious FIRST FLOOR FLAT situated in a popular residential location ideally located for all local amenities. The property is ideal for a first time purchaser, someone wishing to downsize or the buy to let market.

The property is well presented, neutrally decorated and is in good walk in condition. The property comprises spacious Lounge, modern fitted Kitchen/diner, Two Double Bedrooms & Family Bathroom. Large gardens to the side & rear. DG & GCH.

**Entry** - By Arrangement

**Viewing** - Please contact our Property Department on 01324 823498  
Evenings and weekends on 0141 574 1095

**PRICE - OFFERS OVER £67,000**

**Russel+Aitken**  
solicitors and estate agents

The property is accessed via a wooden door at the side of building which opens into a small vestibule area which has laminate flooring. A fully carpeted staircase leads up to the property with decorative wooden and partially glazed door.

Bright and spacious hallway with laminate flooring, ceiling light and wall mounted radiator. All rooms branch off from the hall.

A large partially shelved storage cupboard is also present in the hallway.

### **Lounge:**

Bright and spacious lounge with a decorative gas fireplace and surround included in the price. The room contains laminate flooring, double glazed window, ceiling light and wall mounted radiator.

### **Kitchen/diner:**

Modern kitchen with ample work surfaces and both base and wall mounted units.

The kitchen is partially tiled with stainless steel sink and taps. The cooker, gas hob and extractor fan, together with the tumble drier are included in the price. The kitchen also contains decorative ceiling light, double glazed window with views out into the garden, laminate flooring and wall mounted radiator.

### **Bedroom One:**

Large fully carpeted double bedroom with a large free standing mirrored wardrobe and large built-in wardrobe. The room also contains a wall mounted radiator, ceiling light and double glazed window

### **Bedroom Two:**

Large double bedroom with a large free standing mirrored wardrobe and large built-in wardrobe. The room also contains laminate flooring, wall mounted radiator, ceiling light and double glazed window

### **Bathroom:**

Modern bathroom which is fully tiled to ceiling height with bath and over bath shower, wc and sink. Decorative spotlights, double glazed window and a wall mounted radiator is also present.

### **External:**

Stone chipped and grassed area to the side of the property together with aluminium storage shed.

Large grassed area with private drying green, wooden play shed together with stone chipped and paved patio area.

### **Items included in the sale:**

All blinds & light fittings  
Cooker, hob & extractor  
Tumble drier  
Gas fireplace & surround  
Aluminium storage shed  
Wooden shed





## MEASUREMENTS:

Lounge:  
14'11" x 11'11"

Kitchen/diner:  
10'3" x 10'0"

Bedroom One:  
11'5" x 13'2"

Bedroom Two:  
11'4" x 10'3"

Family Bathroom:  
7'10" x 5'1"

The HOME REPORT is  
available from our  
Property Department.

Home Report valuation  
£72,000



**Russel+Aitken**  
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