



**FOR SALE**  
**11 AVONBANK GARDENS, DUNIPACE, FK6 6LH**

Bright, spacious, modern **TWO BEDROOM UPPER FLAT**, situated in a quiet courtyard location in a popular residential area and close to local shops and amenities, all main bus routes and motorway network, enabling excellent commuting throughout Central Scotland. Ideal for first time buyer, buy to let or retirement home. The property comprises a generous lounge, kitchen, two double bedrooms and a bathroom and also benefits from ample storage, gas central heating and is double glazed throughout. There is a designated parking space located to the front of the property and visitor parking nearby. Viewing recommended.

**VIEWING :** Please contact our property department on 01324 823498 or [property@radenny.co.uk](mailto:property@radenny.co.uk)

**ENTRY :** By negotiation

**PRICE :** **OFFERS OVER £84,995**

**Russel+Aitken**  
solicitors and estate agents







**Measurements :**

**Lounge :**  
14'11" x 11'10"

**Kitchen :**  
9'7" x 8'2"

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

**Bedroom one :**  
12'1" x 9'3"

**Bedroom two :**  
10'3" x 9'4"

The Home Report is available on request from our property department

Home Report Valuation  
£85,000

The Energy Efficiency Rating for this property is Band - C



**Russel + Aitken**  
solicitors and estate agents

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