

## FOR SALE The Croft, 165 Stirling Street, Denny, FK6 6JD The Royal Oak Hotel, 169 Stirling Street, Denny, FK6 6JD

PUBLIC HOUSE & HOTEL, with continuing premises license, and DETACHED BUNGALOW (Approx 0.6 of an acre), situated in an ideal location, close to all main bus routes and motorway network, enabling excellent commuting throughout Central Scotland. The property would be an ideal re-development opportunity. The accommodation of the Hotel comprises, on Ground floor, entrance vestibule, public bar, kitchen with basement cellar, rear porch, preparation area, toilet, reception office, dining room and ladies toilet. On first floor, Lounge bar, 2 bedrooms with en-suite shower rooms, toilet and a dining room/small function room. On attic floor, 4 bedrooms, bathroom and toilet. Contents available with price for any interested party or can be cleared prior to sale.

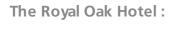
Offers in the region of £150,000 The Croft -

The bungalow comprises, an entrance vestibule, Lounge, Sitting room, 2 Double Bedrooms, Kitchen, Bathroom and rear vestibule. Offers in the region of £100,000



PRICE : OFFERS IN REGION OF £250,000 for sale of both properties combined





Lounge and Bar area

Contents available with price for any interested party, or can be cleared prior to sale





**Dining room area** :

Contents available with price for any interested party, or can be cleared prior to sale.





The Croft :

Lounge



The Croft : Sitting room





The Croft : Bedroom one

The Croft : Bedroom two



Entrance to front car park



The Croft 165 Stirling Street Denny, FK6 6JD

Measurements : Lounge : 15'0" × 14'1" Sitting room : 15'0" × 14'0" Kitchen : 12'1" × 8'0" Bedroom one : 14'0" × 12'6" Bedroom two : 14'1" 11'6" Bathroom : 8'5" × 5'1"

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

Home Report Valuation for The Croft - £100,000

EPC - Band - E



Russel Aitken

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