



## 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

**Russel+Aitken**  
solicitors and estate agents

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

The Royal Oak Hotel :

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







**The Croft**  
**165 Stirling Street**  
**Denny,**  
**FK6 6JD**

**Measurements :**

**Lounge :**

15'0" x 14'1"

**Sitting room :**

15'0" x 14'0"

**Kitchen :**

12'1" x 8'0"

**Bedroom one :**

14'0" x 12'6"

**Bedroom two :**

14'1" x 11'6"

**Bathroom :**

8'5" x 5'1"

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

Home Report Valuation  
 for The Croft - £100,000

**Entrance to  
 front car park**



EPC - Band - E



**Russel + Aitken**  
 solicitors and estate agents

Russel + Aitken  
 22/24 Stirling Street  
 DENNY  
 FK6 6AZ  
 T 01324 823498  
 F 01324 824560

property@radenny.co.uk  
 www.radenny.co.uk