



FOR SALE
EARLSBURN COTTAGE, FINTRY ROAD, CARRON VALLEY, DENNY, FK6 5JL

Seldom available **DETACHED COTTAGE**, situated in a rural location, close to the Carron Reservoir, but also convenient for Falkirk, Stirling and the motorway network, enabling excellent commuting throughout Central Scotland. The property which would be an ideal family or holiday home, comprises a generous public room with log burner, lounge, conservatory, kitchen, utility room, shower room and a bathroom, on ground floor, and two double bedrooms on upper level. A tarmac area provides ample off road parking and there is additional land included with the property. EPC - Band - F

VIEWING : Please contact our property department on 01324 823498 or property@radenny.co.uk

ENTRY : By negotiation

PRICE : **OFFERS OVER £220,000**

Russel+Aitken
solicitors and estate agents







Measurements :

Lounge :

21'8" x 10'3"

Public room :

21'8" x 14'3"

Conservatory :

8'2" x 8'2"

Kitchen :

12'2" x 7'8"

Utility room :

5'8" x 4'9"

Bedroom one :

14'2" x 13'2"

Bedroom two :

12'2" x 10'0"

Bathroom :

9'5" x 6'1"

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

Home Report Valuation
£250,000

EPC - F



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