



**FOR SALE**  
**EAST WOODEND COTTAGE, ALLANDALE, FK4 2HH**

Seldom available **SEMI-DETACHED COTTAGE** situated in a rural location but also convenient for motorway network, enabling excellent commuting throughout Central Scotland. There is a possible development opportunity with adjoining property - WEST WOODEND COTTAGE.

The property comprises, on ground floor, lounge, sitting room, kitchen and bathroom, and two double bedrooms and box room/study on upper level. The property benefits from open countryside views to the rear of the property and landscaped gardens to the front with ample off road parking.

**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 £175,000**

**Russel+Aitken**  
solicitors and estate agents













## Measurements :

**Lounge :**  
14'7" x 12'7"

**Kitchen :**  
13'0" x 7'1"

**Sitting room :**  
15'1" x 12'5"

**Bathroom :**  
9'6" x 6'1"

**Bedroom one :**  
12'4" x 11'3"

**Bedroom two :**  
15'0" x 11'3"

**Box room/study :**  
7'8" x 6'2"

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

Home Report Valuation  
£180,000

The Energy Efficiency Rating for this property is Band - G



**Russel+Aitken**  
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