



**FOR SALE**  
**59 BROAD STREET, DENNY, FK6 6DX**

Bright, spacious **ONE BEDROOM GROUND FLOOR FLAT**, situated in an ideal location and close to Town Centre, all main bus routes and motorway network, enabling excellent commuting throughout Central Scotland.

The property comprises a vestibule, hallway, generous lounge, kitchen, double bedroom and bathroom. The property benefits from ample storage, gas central heating (combi boiler installed 2014) and is double glazed throughout. There is a designated garden area to the rear of the property and off road parking nearby.

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

**ENTRY :** By negotiation

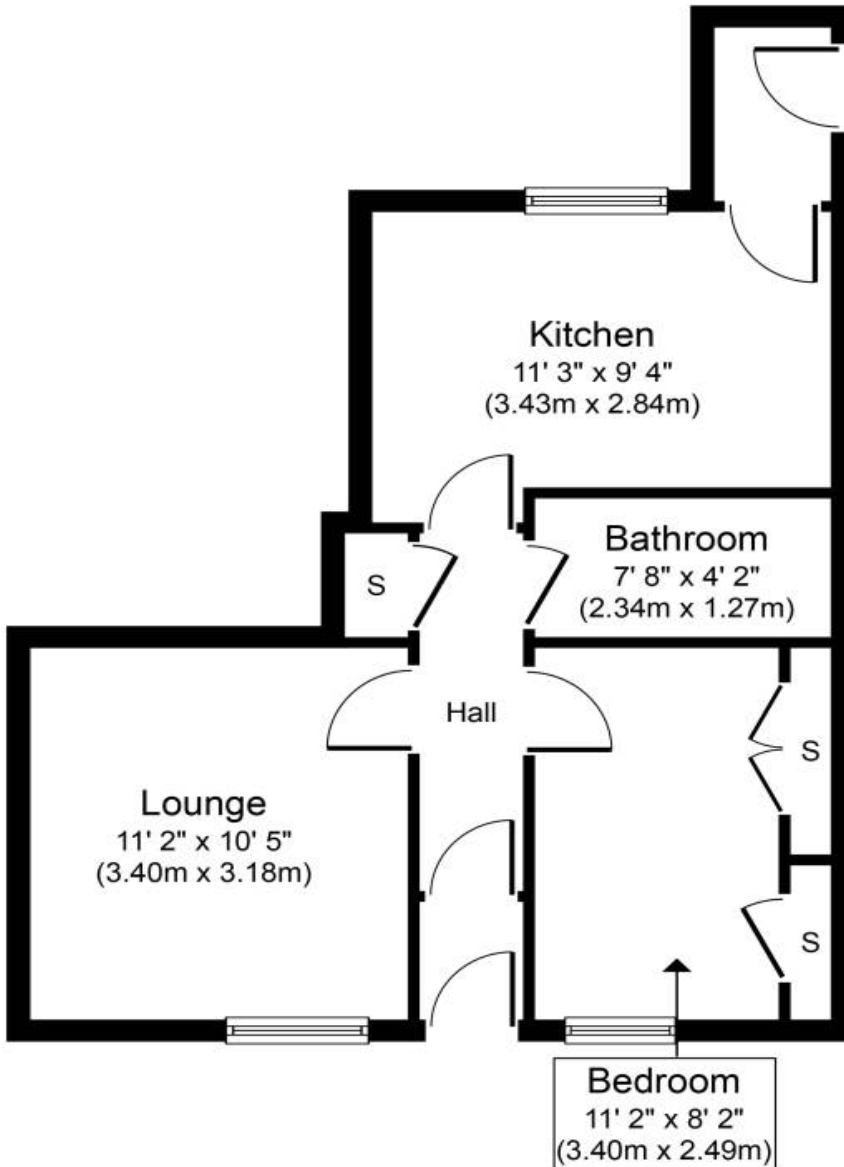
**PRICE :** **OFFERS OVER £49,500**

**Russel+Aitken**  
solicitors and estate agents









**Approximate Floor Area**  
433 sq. ft.  
(40.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Home Report Valuation  
£50,000

The Energy Efficiency Rating for this property is Band - C



**Russel+Aitken**  
solicitors and estate agents

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