

Flat 2,1 Redwood Drive

STONEYWOOD, DENNY, FK6 5AP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Well-finished two-bedroom flat in a popular location is finished to the highest standard



cEwan Fraser Legal is delighted to bring to the market this attractive two-bedroom modern ground floor flat, with allocated and visitors parking spaces. The property is ideally situated for quick access to motorway connections. This property has been well finished throughout and is very well presented. Ample storage is evident throughout this property.

THE LOUNGE/DINER



The accommodation comprises a large lounge/diner which is bright and airy with a large window to the front and would afford a variety of furniture configurations.



THE KITCHEN



The kitchen is off the lounge and benefits from light grey flooring and worksurface over plenty of pale grey floor and wall-mounted cabinets. There is an electric oven and hob with an integrated washing machine and free-standing fridge freezer. This is the ideal environment for any aspiring chef to prepare a tasty meal.



The modern shower room benefits from grey floor and wall tiles and has been fitted with a very modern white suite. A double-sized walk-in shower cabinet and white heated towel rail help complete a quite sunning space and there are 2 storage cupboards to help keep the space clutter-free. Both bedrooms are generous in size and have the same quality beige carpets as the lounge/diner and entrance hallway with ample room for free-standing furniture. All rooms are presented in recently decorated bright fresh décor. Fixtures and fittings are to an excellent standard and are complemented by quality floorcoverings throughout.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



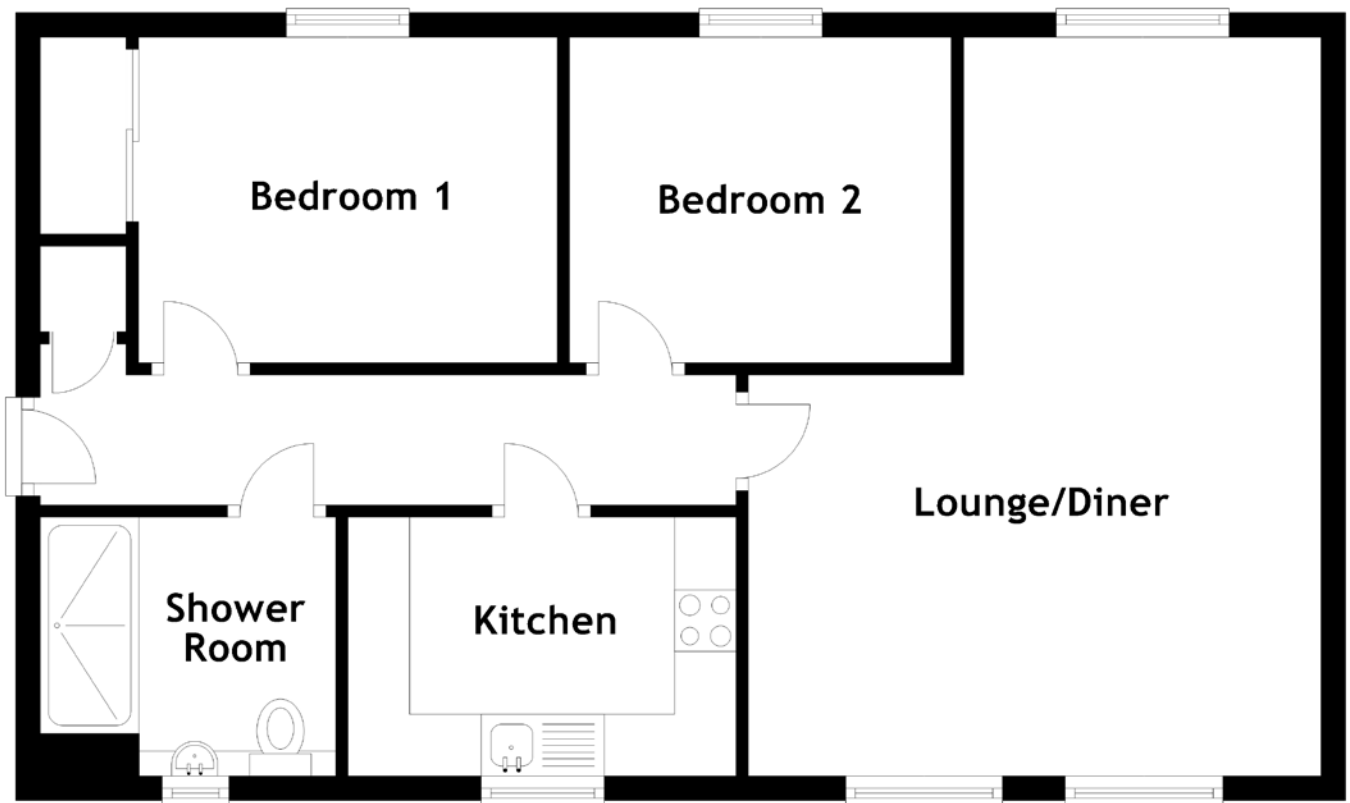
The home further benefits from double glazed windows and gas central heating. Secure entry and well-maintained communal rear gardens also feature.

This home is presented to an excellent standard, and we would strongly recommend a viewing to truly appreciate what this property has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



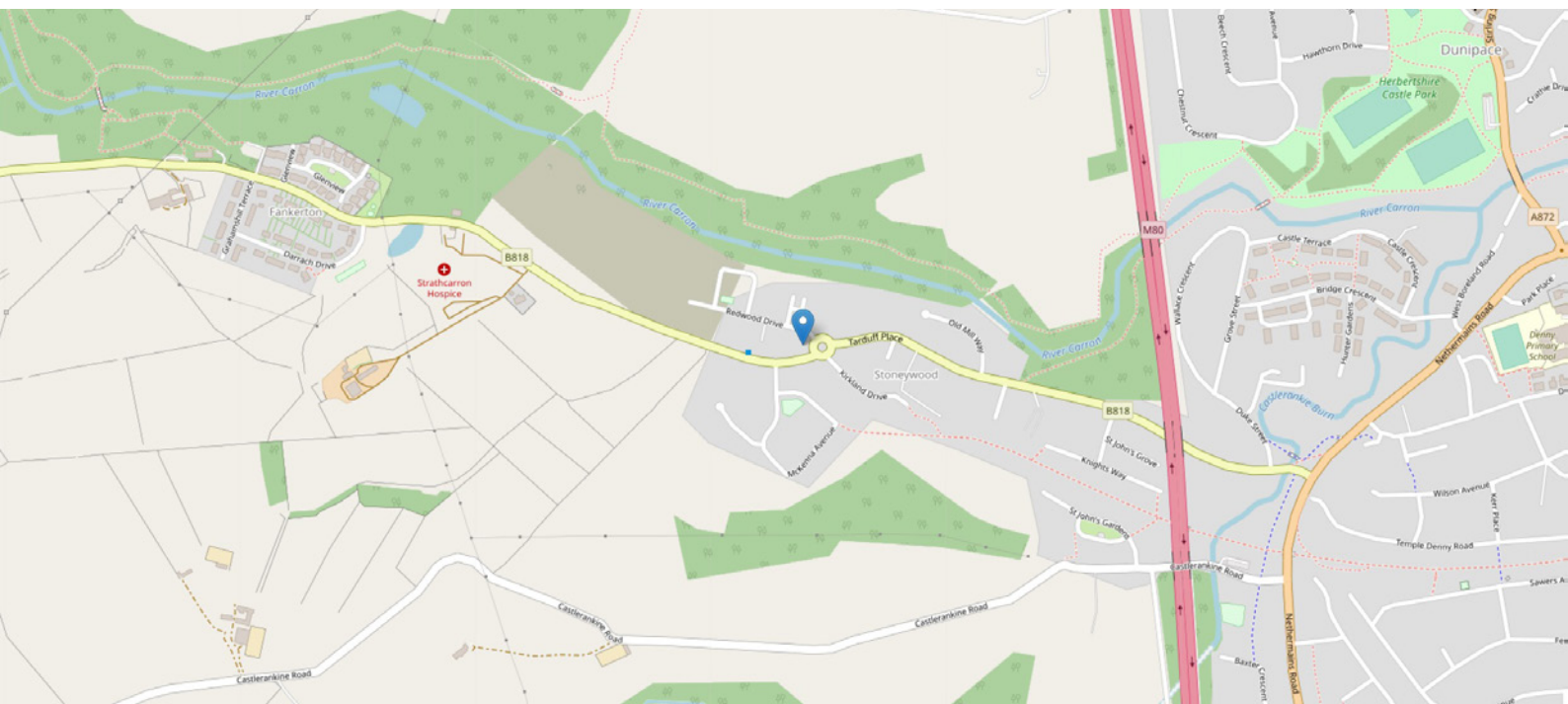
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.00m (19'8") x 4.65m (15'3")
Kitchen	3.15m (10'4") x 2.10m (6'11")
Bedroom 1	3.40m (11'2") x 2.65m (8'8")
Bedroom 2	3.10m (10'2") x 2.65m (8'8")
Shower Room	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 65m²
EPC Rating: B

Buyer's Premium Value: £2000.00

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Denny is a small industrial town in the Falkirk council area of Stirlingshire. Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre.





Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



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