



7 Sawers Avenue  
Denny FK6 5BS  
Offers Over £139,500

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 7 Sawers Avenue

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An excellent home which will suit a variety of buyers is offered from this spacious three bedroom, mid terrace villa. The property is set within a well established and popular residential location and boasts a downstairs W.C., generous bedrooms and ample storage. It further benefits from well maintained garden ground and ample on street parking is available. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain.

- **Entrance hallway**
- **Spacious lounge**
- **Dining kitchen**
- **Three double bedrooms**
- **Ample storage**
- **Modern shower room & W.C.**
- **Gardens**
- **GCH & DG**
- **Council Tax Band: C**
- **Energy Efficiency Rating: C**

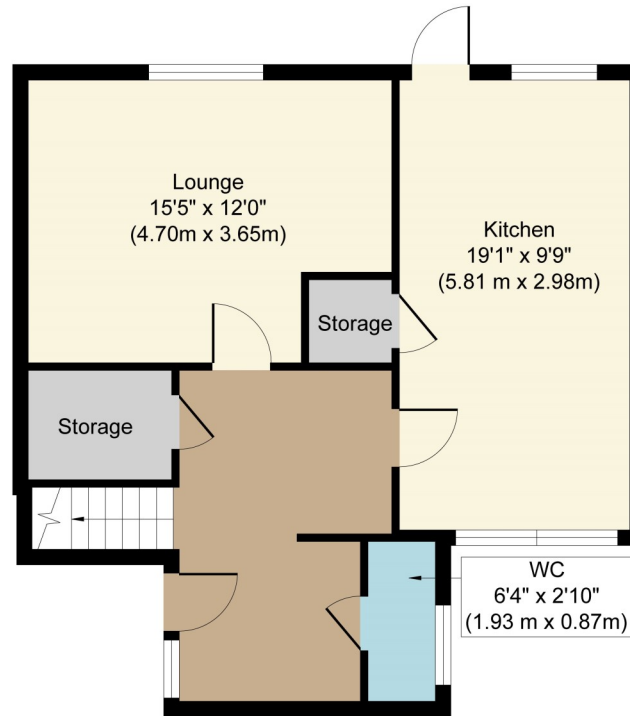
Extras: All floor coverings, blinds and light fittings. Other items may be available by separate negotiation.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)

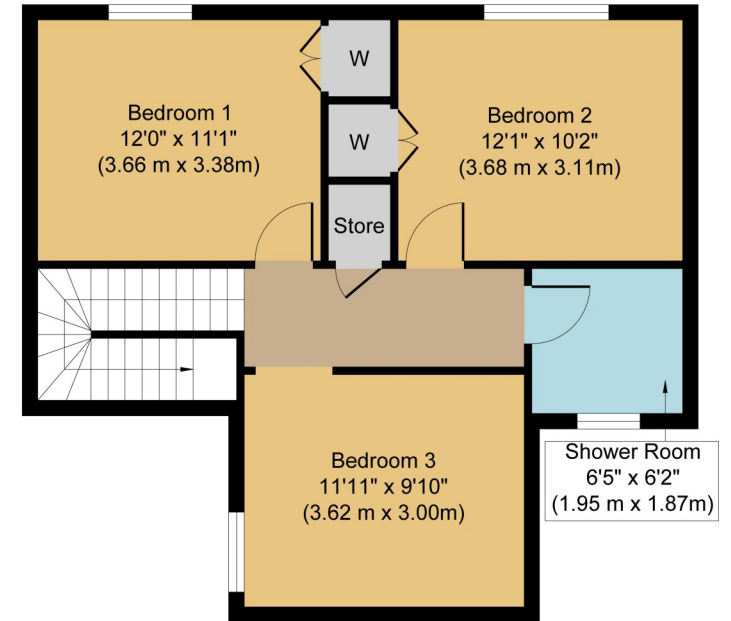


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Ground Floor



First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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