



**FOR SALE**  
**38 GRAHAMSDYKE STREET, LAURIESTON, FK2 9LU**

Seldom available **FOUR BEDROOM DETACHED SANDSTONE VILLA** situated in a popular residential area and close to a variety of local shops and amenities, primary and secondary schools, all main bus routes and motorway network, enabling excellent commuting throughout Central Scotland. Viewing recommended. The property, which requires upgrading throughout, offers an ideal development opportunity and comprises, on ground floor, two public rooms, a dining kitchen, a bathroom and a double and single bedroom and on upper level, two further bedrooms. The property benefits from ample storage, gas central heating and is double glazed throughout. There are gardens to the front and rear and ample roadside parking to the front

**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 £109,500**

**Russel+Aitken**  
solicitors and estate agents











## Measurements :

**Public room one :**  
15'0" x 11'5"

**Public room two :**  
13'5" x 12'2"

**Dining Kitchen :**  
13'5" x 7'4"

**Bedroom one :**  
12'10" x 9'6"

**Bedroom two :**  
13'6" x 5'9"

**Bedroom three :**  
13'8" x 11'4"

**Bedroom four :**  
10'9" x 9'5"

The Home Report is available on request from our property department

Home Report Valuation  
£110,000



The Energy Efficiency Rating for this property is Band - D



**Russel + Aitken**  
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Russel + Aitken  
22/24 Stirling Street  
DENNY  
FK6 6AZ  
T 01324 823498  
F 01324 824560  
property@radenny.co.uk  
www.radenny.co.uk