



42 Laxdale Drive

Denny FK6 5PR

Offers Over £345,000

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





## 42 Laxdale Drive

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An excellent home which will suit a variety of buyers is offered from this immaculately presented, four bedroom extended detached villa. The property is set within a quite cul-de-sac, in a well established and sought after location. It boasts generously proportioned accommodation throughout, with a flexible layout to suit. It further benefits from a single garage, ample off street parking and extensive mature garden ground to the front and rear. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Glasgow and Edinburgh make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position. Early/flexible entry is available with no buying chain involved.

- **Inviting entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen/dining & utility room**
- **Four sizeable bedrooms**
- **Bathroom, shower & modern W.C.**
- **Gardens, garage & driveway**
- **GCH & DG**
- **Council Tax Band: E**
- **Energy Efficiency Rating: C**

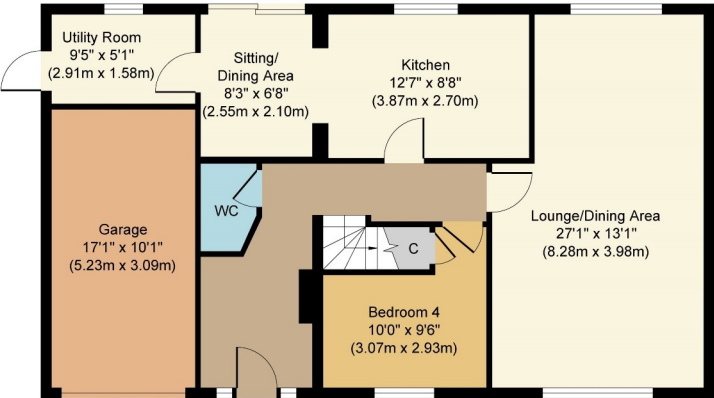
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)



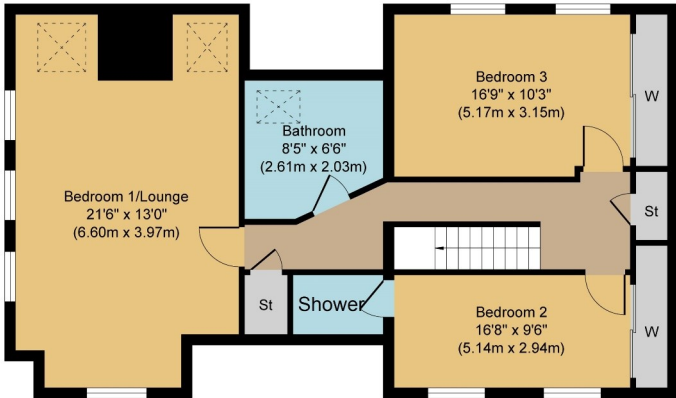




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Ground Floor



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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