



PRIMROSE PROPERTIES

**9 Burnside Road
Menstrie, FK11 7DJ**



OFFERS OVER £89,950

Upper flat situated within the popular village of Menstrie.

The property comprises: entrance stairwell, hallway, lounge/dining room, fitted kitchen with breakfast bar, three double bedrooms and family shower room. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a large private rear garden with excellent views of the Ochil Hills. On street parking.

Menstrie is a small village set at the foot of the Ochil Hills which is located only 5 miles from Stirling making it popular for commuters. The village has two shops, one which contains a post office, a pharmacy, a pub and petrol station. Menstrie also has a library, sports centre, a park and a nursery and primary school with the secondary schooling located in Alva. Menstrie is home to Broomhall Castle which is now a hotel and Menstrie Castle which has a museum. Myreton Hill and Dumyat offer picturesque hill walks and are also used for paragliding. Bus routes service Menstrie into Alloa and Stirling and nearby major motorways or rail network provide links into Glasgow, Edinburgh and Perth.

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Access

Access to the flat is from the side of the building.

Entrance stairwell

A white UPVC door gives access to the entrance stairwell with stairs leading up to the upper flat door entrance.

Hallway 19' 8" x 3' 4" (5.99m x 1.02m)

Hallway with carpeted flooring, standard light fitment and one double radiator. Built-in storage cupboard. Access to three bedrooms, shower room and lounge.

Lounge/Dining room 14' 2" x 13' 5" (4.31m x 4.09m)

Lounge/dining room with carpeted flooring, standard light fitment and one double radiator. Gas fire. Three panel double glazed window to the front of the property. Access through to the kitchen.

Breakfasting Kitchen 13' 5" x 10' 3" (4.09m x 3.12m)

Breakfasting kitchen fully fitted with cream wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine, tumble dryer and free standing upright fridge/freezer. Breakfast Bar. Wood effect laminate flooring, down lighter spotlight light fitments and built-in storage cupboard. Three panel double glazed window to the rear of the property.

Master Bedroom 12' 9" x 10' 4" (3.88m x 3.15m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Built-in storage cupboard. Two panel double glazed window to the rear of the property.

Bedroom 2 10' 5" x 10' 4" (3.17m x 3.15m)

Second double bedroom with carpeted flooring, standard light fitment and one single radiator. Built-in storage cupboard. Double glazed window to the front of the property.

Bedroom 3 11' 2" x 10' 6" (3.40m x 3.20m)

Third double bedroom with carpeted flooring, standard light fitment and one single radiator. Built-in storage cupboard. Three panel double glazed window to the front of the property.

Family Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

Family bathroom with wet wall panels comprising of a white w.c., sink and large shower cubicle with wall mounted electric shower. Vinyl flooring, standard light fitment and one small single radiator. Opaque double glazed window to the rear of the property.

Heating and Glazing

The property is heated by a gas central heating system and is double glazed throughout.

Gardens

The property benefits from a large private fully enclosed rear garden with excellent views of the Ochil Hills.

Extras Included

Included in the sale of the property are all floor coverings, carpets, light fitments, curtain poles, integrated kitchen appliances and bathroom fitments.

Optional Extras

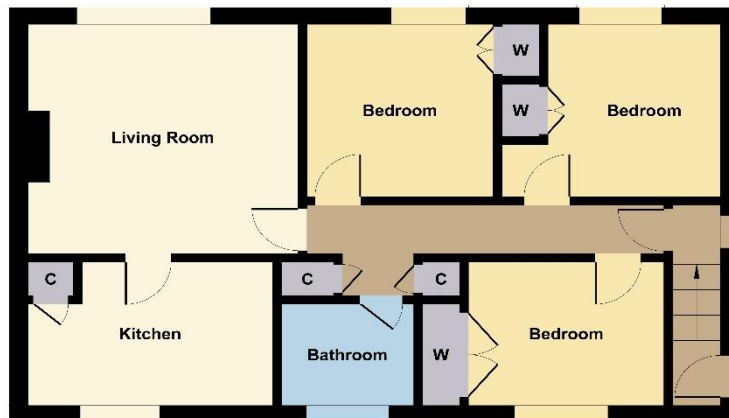
Optional extras included the washing machine and tumble dryer.

Parking

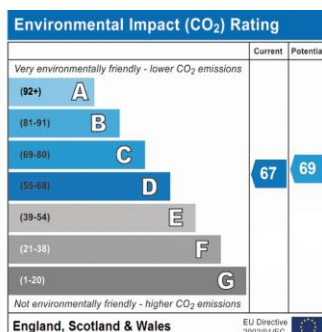
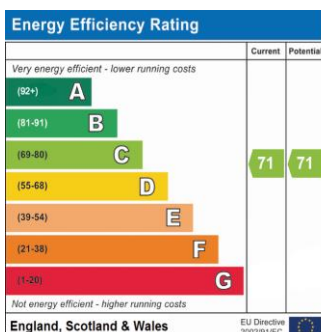
On street parking to the front of the property.



9 Burnside Road, Menstrie



Not to Scale. Produced by The Plan Portal 2025
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Viewings

By appointment through Primrose Properties
01259 222950
sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm
Sat 9:30am-1pm

