

VIEWFIELD, 10 MAIN STREET WEST, MENSTRIE FK11 7BS

HARPER & STONE  
ESTATE & LETTING AGENTS







# VIEWFIELD, 10 MAIN STREET WEST

MENSTRIE, FK11 7BS

## PROPERTY FEATURES

- 6-bedroom detached late Georgian/early Victorian era villa
- Flexible living space
- Open plan family room/dining
- Kitchen and snug area
- Formal lounge
- 3 bathrooms
- Beautiful period features throughout
- Patio and garden with stunning views of the Ochil Hills
- Central location & off street parking for 3 vehicles

Harper & Stone are delighted to welcome to the market this rarely available late Georgian/early Victorian era villa located in the heart of Menstrie. This detached family home boasts 202sqm (2174sq ft) of flexible living space presented over 3 levels, with 6 well-proportioned bedrooms and is laden with period features such as working shutters, cornicing and ceiling roses throughout. Early viewing is highly advised to appreciate all this property has to offer.

The accommodation is presented as follows:

Ground Floor: Entrance Hall, Lounge, Sitting Room/Dining Area, Kitchen/Sitting Area and Shower Room.

First Floor: Landing, Four Bedrooms and a Bathroom.

Attic Floor: Landing, Two Bedrooms and a Shower Room.

Entry to the property is through double storm doors into a vestibule, opening to the reception hallway. The ground floor is predominantly living space, with multiple rooms to accommodate modern family living. To the right off the reception hall is the open plan dining and family room, finished with two open fireplaces with beautiful decorative tiling. This is a great space for entertaining given the open feel. There is a cellar to one side ideal for cool storage and a back door off the family room area.

A door to the side leads to the kitchen, fitted with white gloss wall and base units and complemented by solid oak worktops. A mosaic tiled backsplash adds colour and life to this space. There are three undercounter appliance spaces, and the freestanding cooker is not included in the sale. The kitchen opens to the snug, fitted with additional units matching the kitchen and French doors leading to the











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patio. Velux windows throughout this entire room allow in a flow of natural light.

Returning to the reception hall, to the left is the lounge, a generous room with an electric fire. A door to the rear of the room leads to the ground floor wet room, comprising an electric shower, WC, sink with vanity storage and a press cupboard and linen storage.

The original staircase with wrought iron spindles and solid wood balustrade leads to the first and second floors, with a stunning stained glass window feature on display. The spacious first floor landing provides access to the four bedrooms on this level.

The principal bedroom is positioned at the front, with dual aspect windows drawing in the natural light. Bedroom 2 is also a large double room with an aspect to the front. The remaining two rear-facing bedrooms on this level are both good-sized rooms, with press cupboard storage available and stunning views to the hills.

The family bathroom has patterned tiled flooring and presents a bath with freestanding tap double sinks with vanity storage and WC.

Taking the stairs to the 2nd floor, a Velux window above adds brightness to the space. There are two additional bedrooms on this level, both similarly sized and comfortably able to accommodate a

king size bed and bedroom furniture.

Situated between these two bedrooms is the shower room with waterfall shower, wash hand basin with vanity storage and WC.

Externally, there is a lovely patio and garden area which is a sun trap during the peak of the day. There is an area laid to lawn with mature planting along the borders. Beyond the grassed area is a vegetable patch and raised beds, as well as a greenhouse two sheds.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F  
EER Band D  
Water: Mains  
Sewage: Mains  
Heating: Gas

Menstrie provides a range of shops meeting day-to-day needs, with more extensive shopping available in the nearby city of Stirling. There are excellent primary and secondary schools close at hand

and the town is most convenient for Stirling University. The road and rail networks give good access to major destinations throughout the central belt, the M9 and M80 can be easily reached from the town and Stirling's railway station provides frequent services to both Edinburgh and Glasgow.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





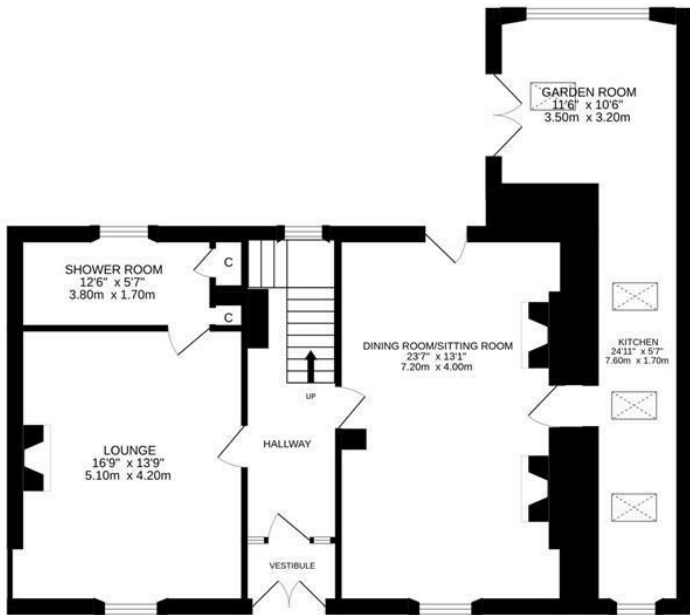




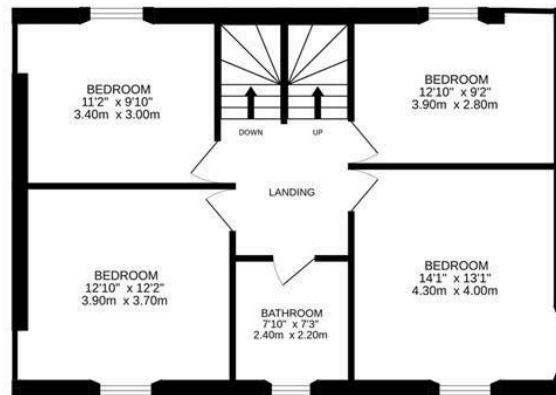




GROUND FLOOR



1ST FLOOR



2ND FLOOR

