

9 WILLOW GROVE, MENSTRIE FK11 7DQ

HARPER & STONE
ESTATE & LETTING AGENTS





9 WILLOW GROVE

MENSTRIE, FK11 7DQ

PROPERTY FEATURES

- ***CLOSING DATE SET FOR FRIDAY 9th JANUARY 2026 at 12.00 MIDDAY***
- Situated in the sought after town of Menstrie, at the foot of the Ochil Hills
- Approximately 133 square meters of flexible living space
- Large south facing lounge
- Cosy snug with stunning views to the hills
- Large, modern fitted kitchen including butlers pantry
- Principal bedroom with ensuite shower room
- Three further well proportioned bedrooms
- Double garage with access from the utility room
- Early viewing strongly advised

Harper & Stone are delighted to bring to the market this beautifully presented family home situated in the sought after town of Menstrie. This spacious detached villa enjoys the most stunning views towards the Ochil Hills and is ideally situated close to local amenities with good transport links to the city of Stirling and beyond. Offering flexible living throughout, this property is thoughtfully designed to accommodate modern family life.

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The Accommodation is Presented as Follows:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner, Sitting Room, Utility Room and Cloakroom.

First Floor: Hall, Master Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom.

Upon entering this lovely home, you are welcomed by an inviting hallway leading to the main living areas. The floor is laid with large porcelain tiles which continue through to the kitchen and utility room. The generous living room at the rear of the home provides a comfortable space to relax with large picture window offering views of the back garden and the newly installed decking outside. A gas fire provides a cosy focal point to the room. At the front of the property sits a cosy snug that enjoys the most beautiful views up to the hills, this space could also be utilised as a dining room showcasing the home's versatility.

The well appointed breakfasting kitchen features a stylish selection of wall and base units with complementary Corian worktops. An additional feature of a stylish Butler's Pantry provides an ideal space for a coffee station or somewhere to store smaller kitchen appliances. Integrated appliances include a dishwasher and microwave, while dedicated space is available for a large fridge freezer. This generous room features space for a six seater dining table, creating a family hub of the home. French doors offer access to the garden from the kitchen.







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The practical utility room features two appliance spaces plus a stainless steel sink with drainer. A large under stair cupboard is accessed from here that also situates the electrics and the house alarm. There is a back door that exits to the side of the house as well as access to the integral double garage from here. Completing the ground floor accommodation is a downstairs cloakroom.

Heading upstairs is the large open landing which offers enough space for a workstation ideal for remote working. The hallway features two large cupboards allowing practical storage space. The family bathroom features a bath, shower, vanity sink with storage, heated towel rail and WC.

The spacious principal bedroom sits to the rear of the property and features two double, fitted wardrobes along one wall allowing ample storage space. The modern ensuite includes a shower, sink with vanity unit and WC. Bedrooms two and three are generously proportioned, sitting to the rear of the property and feature built in storage. Completing the accommodation is bedroom four, sitting to the front of the property and enjoying the best of the views.

Externally there is a generous monobloc driveway providing ample parking, with the generous plot allowing for garden space at the front and back,

giving lovely views up towards the Ochil hills. The south facing rear garden is lovely space to relax or entertain with a new wooden deck and a stone patio in the back corner making the most of the evening sun. The garden is mostly laid to lawn and is bordered by mature shrubs. To the east side of the house sits a large shed, a greenhouse and two raised beds, perfect for those keen gardeners. An additional lean-to shed is situated to the other side of the property for further storage.

This wonderful home combines practicality and comfort in a peaceful, family friendly location. Early viewing is highly recommended to fully appreciate all it has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings in the rear lounge, kitchen, landing and bedroom 4, 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.

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Council Tax Band F

EER Band C

Water: Mains
Sewage: Mains
Heating: Gas Mains

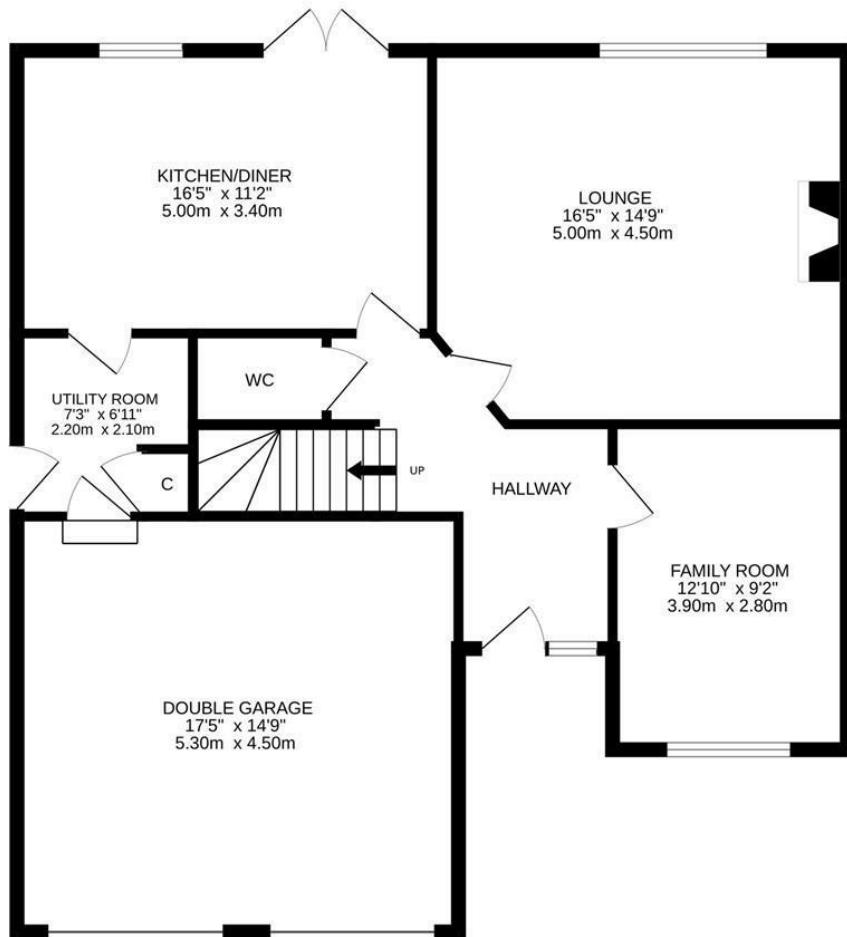
Menstrie provides a range of shops meeting day-to-day needs, with more extensive shopping available in the nearby city of Stirling. There are excellent primary and secondary schools close at hand and the town is most convenient for University of Stirling. The road and rail networks give good access to 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

