

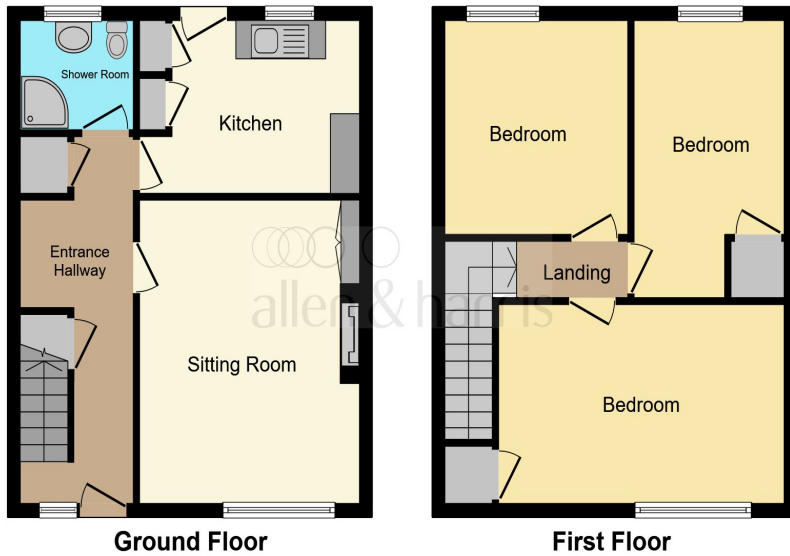


**Montgomery Place, Buchlyvie, FK8 3NF**

welcome to

## Montgomery Place, Buchlyvie

Introducing this well-proportioned 3-bedroom house, ideally situated in a highly sought-after residential locale. This property offers comfortable living accommodation, for those seeking a spacious home & viewing is certainly recommended to fully appreciate all that this charming house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This property is likely to appeal to a wide demographic of potential purchasers & internally the property boasts accommodation which is set over 2 levels; initially comprising of an Entrance Hallway, with staircase leading to the upper level.

Immediately catching your attention is the spacious Sitting Room, which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting Room is the Kitchen; tailored with wall & base units & fitted worktops, the Kitchen provides space, convenience & ample storage; a door provides handy access out to the rear garden. Concluding the accommodation on the ground floor is a Shower Room, comprising of a shower cubicle, WC & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where there are 3 well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage.

The front garden is mainly laid to lawn, with shrubs/borders & the rear garden is also laid to lawn, with a timber shed included in the sale.

Buchlyvie is a charming small village west of Stirling & is set within a conservation area. The commuter is well served with access to Glasgow, Stirling & Edinburgh. The village has many local amenities & a primary school, secondary schooling is at the highly regarded Balfron High.

**Agents note: The sale of this property is subject to certificate of confirmation. Please ask for an update from the branch with regards to the potential timescales involved.**

## Ground Floor

### Hallway

### Sitting Room

15' 3" x 12' 1" ( 4.65m x 3.68m )

### Kitchen

12' 5" x 8' 9" ( 3.78m x 2.67m )

### Shower Room

## Upper Floor

### Bedroom

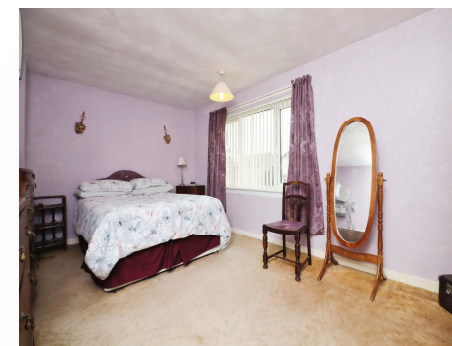
15' 7" x 10' 1" ( 4.75m x 3.07m )

### Bedroom

10' 9" x 10' 2" ( 3.28m x 3.10m )

### Bedroom

14' x 8' 2" ( 4.27m x 2.49m )



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welcome to

## Montgomery Place, Buchlyvie

- 3 Bedroom house
- Spacious Sitting Room
- Kitchen
- Downstairs Shower Room
- Front & Rear garden

Tenure: Freehold EPC Rating: E

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110324 - 0003

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