

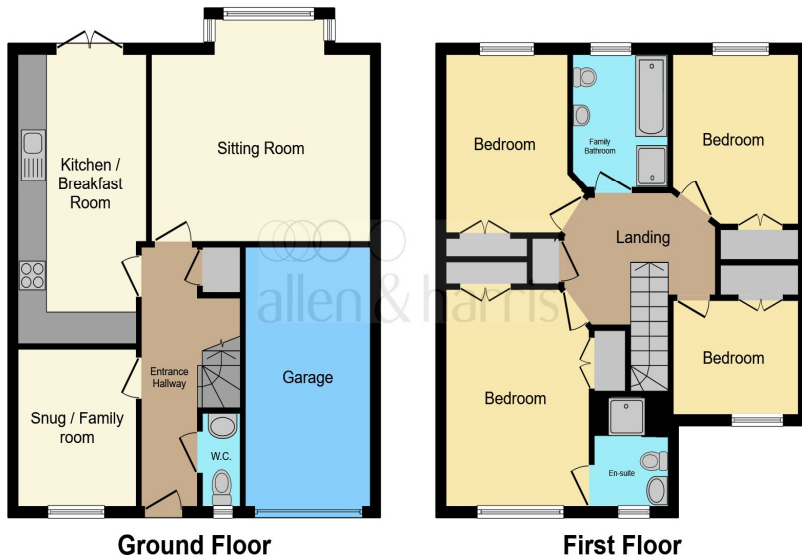


Willow Grove, Menstrie, FK11 7DQ

welcome to

Willow Grove, Menstrie

Introducing this exquisite & immaculately presented 4-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive 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



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned 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 bay window to the rear aspect allows light to flourish into the room. Next, we move on to the Kitchen/Breakfast Room which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & storage in abundance. The doors to the rear, not only allow a wealth of natural light into the room, but in the warmer seasons, roll open the doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back to the Entrance Hallway, you will find a charming Snug/Family Room – however, this room could also be adapted to alternative usage such as a ground floor Bedroom, a formal Dining Room or Home Office depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on offer on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The Principal Bedroom benefits from in-built storage, plus a stylish en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 3 further Bedrooms, all of which benefit from in-built storage & completing the accommodation on the upper floor is a modern 4-piece Family Bathroom, which consists of a bath, separate shower cubicle, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & the property further benefits from a gas central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, the rear garden offers a patio area & a lawn with shrubs/borders, providing a delightful outside space to relax & enjoy. To the front, the property boasts a driveway, offering off-street parking convenience & access to the integral garage.

Menstrie is a popular village, which is beautifully situated at the foot of the Ochil's to the east of the City of Stirling & provides day to day amenities, whilst stunning walks & cycle paths are literally on your doorstep. The historic city of Stirling offers excellent shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The M8 & M9 motorways provide commuting to Glasgow and Edinburgh or by rail (Stirling Station). Schools: Menstrie Primary School, Alva Academy & Dollar Academy, Dollar. Stirling University is also located close by.



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Ground Floor

Entrance Hallway

Sitting Room

15' 1" x 11' 8" (4.60m x 3.56m)

Kitchen/Breakfast Room

18' x 8' 10" (5.49m x 2.69m)

Snug/Family Room

9' 9" x 8' 5" (2.97m x 2.57m)

WC

Upper Floor

Principal Bedroom

13' 6" x 9' 10" (4.11m x 3.00m)

En Suite

Bedroom

10' 7" x 8' 7" (3.23m x 2.62m)

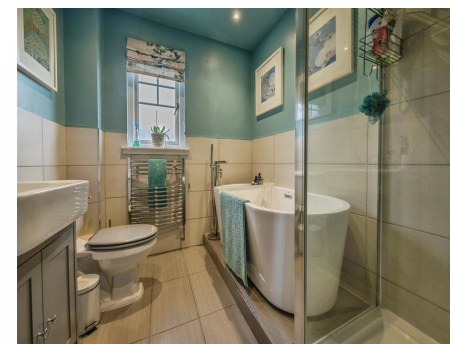
Bedroom

10' 5" x 8' 6" (3.17m x 2.59m)

Bedroom

8' 8" x 7' 2" (2.64m x 2.18m)

Family Bathroom



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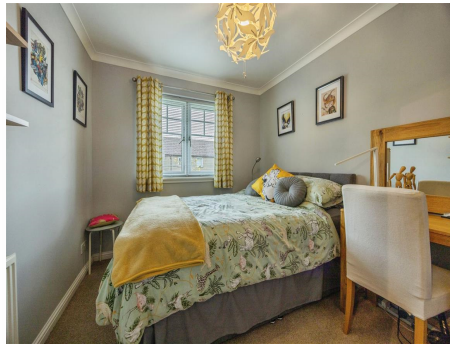
- A spacious, 4-bedroom detached family home
- Stylish Kitchen/Breakfast Room
- Sitting Room & a separate Snug/Family Room
- En-suite to Principal Bedroom
- Modern 4-piece Family Bathroom & separate downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£305,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110633 - 0002

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk