



7, Lipney,  
Menstrie, Clackmannanshire FK11 7HJ

OFFERS OVER £207,500

County Estates are delighted to be marketing this semi-detached chalet villa situated in the sought after area of Lipney within the village of Menstrie.

This spacious family home which has lovely views towards the Ochil Hills comprises of: Entrance hallway, lounge, dining room, fitted kitchen and a family shower room. On the upper level there are three double bedrooms completing the accommodation on offer. The property benefits from a private front garden, a south facing rear garden, driveway and garage.

Menstrie is a thriving residential village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a Post Office, primary school, local supermarket and Dumyat Sports Centre. Menstrie is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth. The village of Menstrie is situated only three miles approx. from Stirling University with excellent public transport links to the campus.

### Entrance

Access to the property is via a white UPVC door with opaque glazing panels, leading to:

### Entrance Hallway

9' 7" x 3' 5" (2.92m x 1.04m)

Welcoming entrance hallway with laminate flooring and built-in under stair storage cupboard housing the electrics. Access is given to the lounge and downstairs shower room.

### Lounge

12' 9" x 11' 4" (3.88m x 3.45m)

Bright, spacious lounge has a large window overlooking the front of the property with lovely views towards the Ochil Hills, laminate flooring and French doors leading to the dining room.

### Dining Room

11' 4" x 7' 11" (3.45m x 2.41m)

The separate dining room is to the rear with parquet flooring and provides access to the kitchen.

### Fitted Kitchen

9' 11" x 7' 10" (3.02m x 2.39m)

Fitted kitchen has a good range of beech effect wall and base units with complimentary worktops, flooring and a tiled splashback. Built-in oven with gas hob and extractor fan above, integrated appliances include a dishwasher and washing machine. There is a storage cupboard which houses the fridge/freezer, a window overlooking the rear and a door giving direct access to the rear garden.

### Downstairs Shower Room

6' 6" x 6' 0" (1.98m x 1.83m)

Fully tiled family shower room which is located downstairs and has a vanity sink unit, w.c and a walk-in shower enclosure with electric shower. There is a window to the side and a chrome heated towel rail.

### Upper Hallway

Carpeted upper hallway which has a built-in storage cupboard and provides access to the three double bedrooms and the loft.







### Principal Bedroom

12' 6" x 8' 2" (3.81m x 2.49m)

Good size principal bedroom overlooks the rear of the property with a built-in double wardrobe and ample room for free-standing furniture.

### Bedroom 2

11' 5" x 7' 5" (3.48m x 2.26m)

Second double bedroom is to the front of the property and has fantastic views towards the Ochil Hills. Benefitting from a built-in double wardrobe and carpeted flooring.

### Bedroom 3

9' 0" x 7' 5" (2.74m x 2.26m)

Third double bedroom is to the rear with carpeted flooring and a built-in double wardrobe.

### Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

### Gardens

Private front garden is mainly laid to lawn with gardens borders and a paved pathway leading to the front door entrance. Fully enclosed, south facing rear garden has a lawn area with garden borders, paved seating area and a wooden garden shed.

### Driveway & Garage

There is a large chipped and paved driveway to the side providing off-street parking for approx. 3/4 vehicles and leads to the single detached garage.



