



22, Dumyat Road
Menstrie, FK11 7DH

Offers Over £184,500

County Estates are pleased to present to the market this fantastic three-bedroom end terrace extended villa ideally situated in a popular residential area of Menstrie with beautiful views of the Ochil Hills.

This spacious home offers modern living formed across two levels and is presented in walk-in condition. Accommodation comprises of an impressive open-plan kitchen/lounge along with a utility room and principal bedroom with en-suite. The upper level boasts two good sized bedrooms and is completed with a family bathroom. The property further includes front and rear gardens, a log cabin and a large driveway for off-street parking, making it an ideal family home.

Menstrie is a lovely village in the Hillfoots to the east of Stirling. The subjects enjoy a good location with an excellent range of amenities within walking distance including local shops, regular public transport facilities, and social amenities. The surrounding district caters well for a wide selection of sporting pursuits all complemented by the facilities at nearby Stirling University. For families, the property is ideally situated a short walk from Menstrie Primary School. The city of Stirling can be reached easily by car or whilst nearby motorway links make travel to Edinburgh, Glasgow or Perth readily accessible.

Entrance

Access to the property is via a white UPVC door with glazed panel leading to the entrance vestibule.

Entrance Vestibule

The welcoming entrance vestibule features beautiful newly fitted Karndean flooring which flows through the lower level and gives access to all lower accommodation as well as stairs leading to the upper level.

Open Plan Kitchen/Lounge

35' 8" x 12' 8" (10.86m x 3.86m)

The impressive open plan kitchen/lounge is undoubtedly the focal point of this beautiful family home. The kitchen features modern high gloss wall and base units with complementary worktops, under-counter lighting, ceiling spotlights and a stylish breakfast bar. It includes an electric double oven, five-burner gas hob, an integrated microwave, dishwasher and fridge freezer. The lounge provides the perfect space to relax with Velux windows allowing ample natural light and convenient access to the garden via French Doors and an additional external door.

Utility Room

6' 0" x 5' 6" (1.83m x 1.68m)

The utility room provides space for an under-counter washing machine with additional units for extra storage.

Principal Bedroom

19' 7" x 9' 7" (5.96m x 2.92m)

The generously sized principal bedroom on the lower level offers two storage cupboards, one of which houses the boiler, a window overlooking the rear garden and access to the en-suite shower room.

En-Suite

The modern en-suite shower room features a large walk-in shower cubicle, sink, toilet and a heated towel rail.

Upper Hallway

The upper hallway provides a storage cupboard and access on to the bedrooms, bathroom and loft which has a ladder for access.





Bedroom Two 11' 7" x 9' 11" (3.53m x 3.02m)

Bedroom two is a good-sized double bedroom featuring laminate flooring, a large walk-in storage cupboard, space for additional freestanding furniture and a window overlooking the rear garden.

Bedroom Three 11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom three provides laminate flooring, a large walk-in storage cupboard and a window overlooking the front of the property.

Family Bathroom 9' 11" x 5' 4" (3.02m x 1.62m)

The family bathroom offers a modern and functional space, complete with a bath with overhead shower, sink and w.c. There is also an opaque rear window.

Gardens & Driveway

The property features a low maintenance mononlocked front garden providing ample off-street parking. The generously sized fully enclosed rear garden, also accessible via a side gate, is mainly laid to lawn with a patio area and beautiful views towards the Ochil Hills making it the perfect place to relax. Additionally, there is an impressive log cabin situated on decking equipped with light and power offering a versatile space. There is also a shed for storage and a purpose-built outside toilet.

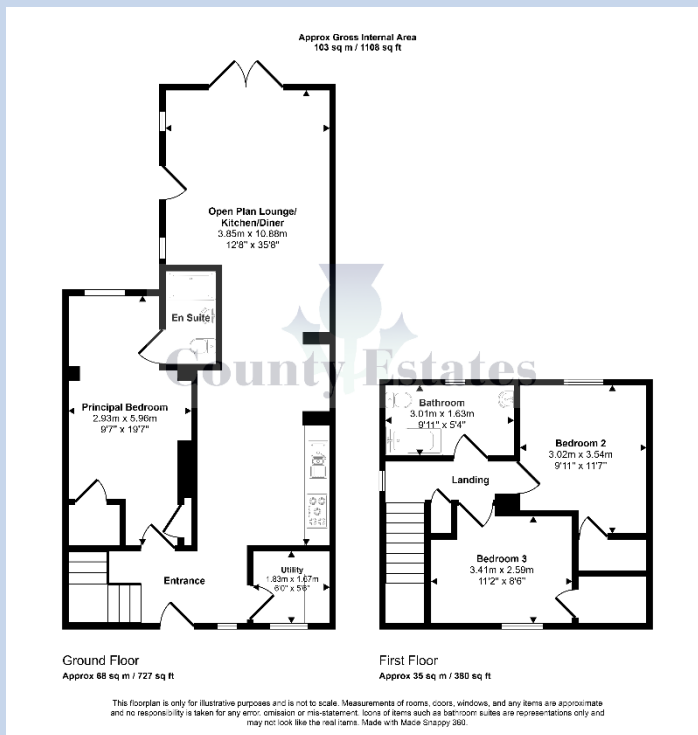


Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The integrated electric double oven, gas hob, microwave, dishwasher and fridge freezer. The log cabin, shed and outside toilet in the garden.

Heating & Glazing

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net