



4, Craighorn, Menstrie
Clackmannanshire FK11 7HE

OFFERS OVER £239,000

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

This spacious family home which has panoramic views of the Ochil Hills comprises of: Vestibule, entrance hallway, two downstairs double bedroom, family bathroom, lounge, conservatory, breakfasting kitchen. On the upper level there are a further two double bedrooms completing the accommodation on offer. The property benefits from a private front garden, a secluded rear garden and driveway for approximately three vehicles.

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 from Stirling University with excellent public transport links to the campus.

Entrance

Access via a white UPVC part glazed door, which provides a combination of solid and glazed sections for light and visibility, complemented by matching side panels that enhance the aesthetic appeal and allow additional natural light into the space.

Vestibule

The entrance vestibule is fully carpeted, providing a welcoming and warm first impression, and features a built-in cupboard that conveniently houses the electrical system, offering practical storage and easy access for maintenance.

Entrance Hallway

The entrance hallway is fully carpeted, providing a warm and welcoming feel, and features an under-stairs cupboard for convenient storage. It offers direct access to all lower-level rooms and includes a staircase leading to the upper level, ensuring easy navigation throughout the home.

Lounge

14' 1" x 13' 9" (4.30m x 4.20m)

Bright, spacious lounge with double wood doors leading to kitchen/breakfast area, a large front facing window with fantastic views of the Ochil Hills.

Kitchen/Breakfast Room

14' 1" x 11' 1" (4.29m x 3.37m)

This charming kitchen features a fully fitted breakfasting area at the rear, equipped with a tasteful range of country style wall and base and a marble effect worktop, creating a warm and functional space. Partially tiled for added durability and style, it includes essential appliances such as a free-standing gas cooker, washing machine, dishwasher, and an American-style fridge and freezer, making it well-equipped for daily living. The space offers convenient access to a conservatory, enhancing indoor-outdoor flow and providing a versatile area for relaxation or entertaining.

Conservatory

14' 11" x 8' 8" (4.55m x 2.65m)

This conservatory features a panoramic view of the rear garden, with laminate flooring throughout that offers a sleek, low-maintenance surface, and a charming French door providing easy access to outdoor space, creating an inviting area for relaxation or entertaining.

Principal Bedroom (upper level)

14' 1" x 10' 11" (4.29m x 3.33m)

This spacious principal bedroom features laminate flooring throughout, a built-in wardrobe and dressing area, and a double-glazed window providing a pleasant view of the property's side, offering ample space for free-standing furniture to suit your personal style and comfort.





Bedroom Two (upper level)

12' 1" x 8' 9" (3.69m x 2.66m)

This second double bedroom features durable laminate flooring, built-in wardrobes with hanging rails and shelving for efficient storage, and a double-glazed window at the rear that provides natural light and enhances energy efficiency.

Bedroom Three

10' 5" x 9' 9" (3.18m x 2.98m)

This third double bedroom features laminate flooring throughout and a double glazed window at the rear, offering stunning views of the Ochil Hills and the surrounding area, creating a bright and scenic space ideal for relaxation or study.

Bedroom Four/study

10' 4" x 9' 9" (3.14m x 2.96m)

This fourth double bedroom currently been utilised as a home office features laminate flooring, double-glazed window at the front of the property, allowing for an abundance of natural light. Its spacious layout provides ample room for free-standing furniture, making it a versatile and inviting space ideal for various uses.

Family Shower Room

6' 9" x 6' 3" (2.07m x 1.90m)

This downstairs family shower room features a practical layout with a vanity sink and w.c, complemented by a fully enclosed corner shower cubicle connected to the gas mains, ideal for convenience and functionality. The room is finished with durable laminate flooring throughout, providing easy maintenance, and an opaque window to the rear ensures privacy while allowing natural light to brighten the space. Additional amenities include various bathroom accessories and a sleek stainless steel wall-mounted radiator, enhancing both the practicality and aesthetic appeal of the room.



Gardens

Private front gardens with a paved pathway leading to the front entrance. Fully enclosed rear garden with a raised decked area for seating, decorative stone chips, laid lawn area and large wooden garden shed with power.

Parking

The property features a paved driveway located on the side, offering convenient off-street parking for approximately three vehicles, which enhances accessibility and convenience for residents and visitors alike.

Home Report

To view the home report please contact us on admin@county-estates.net

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds, curtains, curtain poles, light fittings and bathroom accessories. Free-standing gas cooker, fridge freezer and washing machine in the kitchen. Wooden shed in garden.

