



39, Broompark East,  
Menstrie, Clackmannanshire FK11 7AN

Offers Over £129,000



County Estates are delighted to present to the market this well presented mid-terraced villa situated in a sought after area in Menstrie. The property has a new fitted kitchen with new carpets and floorcoverings throughout and comprises of: An inviting entrance hallway, a bright and spacious lounge and a newly fitted kitchen with an utility area. On the upper level there are two good sized double bedrooms and a family bathroom. The property benefits from a paved front garden with communal parking, a single garage, and a fully enclosed rear garden with lovely views.

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 to the property is via a white UPVC door with a decorative glazed panel.

### Entrance Hallway

The inviting entrance hallway has carpeted flooring and a built-in storage cupboard. Access is provided to the lounge, dining kitchen, utility area and the staircase to the upper level.

### Lounge

11' 6" x 13' 3" (3.50m x 4.04m)

The bright and spacious lounge features recently fitted carpeted flooring and two windows that overlook the rear of the property, allowing for plenty of natural light and a welcoming atmosphere.

### Dining Kitchen

13' 5" x 9' 3" (4.09m x 2.82m)

The dining kitchen features contemporary navy base units with complimentary worktops and open shelving, creating a stylish and functional space. It includes a built-in oven, ceramic hob, chimney extractor fan, tiled splash back, and comfortable carpet tiles, with a rear-facing window overlooking the garden. A door provides direct garden access, and the room offers ample space for a dining table and chairs, making it ideal for both cooking and entertaining.

### Utility Area

8' 8" x 5' 7" (2.64m x 1.70m)

The utility area houses the boiler and has ample room for kitchen appliances.

### Upper Hallway

The upper hallway has a window overlooking the front, newly fitted carpeted flooring and benefits from a large walk-in storage cupboard.





## Principal Bedroom

11' 3" x 13' 5" (3.43m x 4.09m)

The generous sized principal bedroom overlooks the rear of the property with lovely views towards the Ochil Hills. Carpeted flooring, ample room for free-standing furniture and loft access.

## Bedroom 2

9' 8" x 12' 11" (2.94m x 3.93m)

The second double bedroom also overlooks the rear and benefits from a built-in storage cupboard and carpeted flooring.

## Family Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

The family bathroom features a white vanity sink unit, w.c and a bath with an overhead electric shower, vinyl flooring and an opaque window to the front.

## Heating & Glazing

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

## Gardens

There is a fully paved front garden area and a lovely enclosed rear garden which has views towards the Ochil Hills, which has been designed with ease of maintenance with a lawn section, paved seating area, garden borders and a wooden garden shed.

## Parking

The property benefits from a lock-up garage which has power and lighting with communal parking to the front.

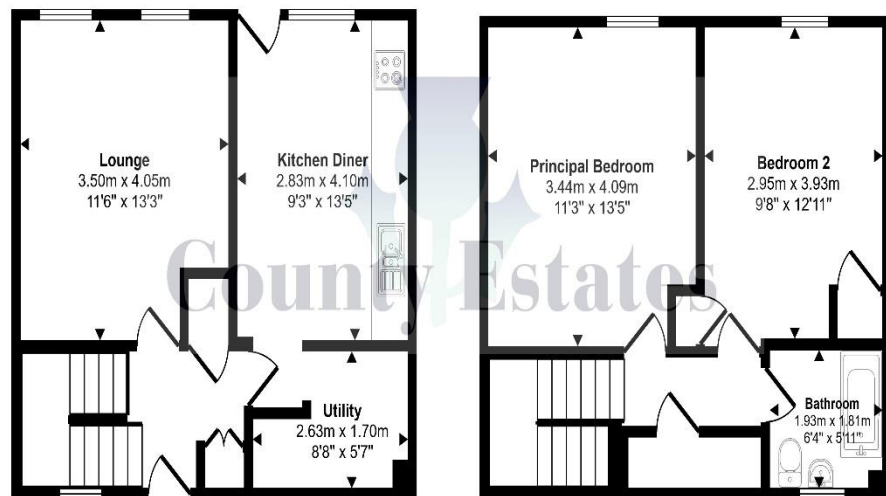
## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven and hob in the kitchen and the wooden garden shed.





Approx Gross Internal Area  
77 sq m / 831 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft

First Floor  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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