



69, Menstrie Road,
Tullibody, Clackmannanshire FK10 2RF

Offers Over £229,950

County Estates are delighted to bring to the market this beautifully presented, semi-detached bungalow with stunning views of the Ochil Hills situated within the town of Tullibody.

This property comprises of Entrance, vestibule, spacious lounge, three double bedroom, family bathroom and a modern fitted kitchen. Extensive driveway and gardens to the front and rear.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance via a white part glazed UPVC door leading to.

Vestibule

Fully carpeted entrance vestibule.

Entrance Hallway

This entrance hallway features a fully carpeted L-shaped design, creating a warm and inviting atmosphere while maximizing space with built-in storage cupboards, providing ample storage for coats, shoes, and other essentials, making it both functional and aesthetically pleasing.

Lounge

14' 2" x 12' 11" (4.32m x 3.94m)

This bright and spacious lounge features a double-glazed window that offers stunning views of the Ochil Hills and the rear garden, creating a serene and picturesque setting. The white upvc door provides easy access to the outdoor space, enhancing the indoor/outdoor living experience, perfect for relaxing or entertaining guests while enjoying the scenic landscape. This room features a charming built-in wood burner with a stone mantle, backing, and hearth, adding both warmth and rustic elegance to the space.

Kitchen

11' 10" x 8' 1" (3.61m x 2.46m)

This charming modern kitchen offers a blend of country-style cream base units with wood effect worktops, providing ample storage and a cozy atmosphere, perfect for family dining with space for a small table and chairs. Equipped with an under-counter fridge, freezer, dishwasher, and room for a washing machine, it caters to all your daily needs. The free-standing gas cooker and oven enhance functionality, while double-glazed windows overlook the rear and side gardens, offering natural light and views. Access via a white UPVC door to the side of the property adds convenience and practicality.

Principal Bedroom

13' 9" x 8' 8" (4.18m x 2.64m)

This bright principal bedroom is fully carpeted, featuring double glazed windows that overlook the front of the property and offer stunning views of the Ochil Hills, creating a serene and inviting atmosphere. It includes built-in wardrobes with hanging rails and shelving for ample storage, combining practicality with aesthetic appeal.





Bedroom Two

11' 9" x 8' 6" (3.58m x 2.60m)

This second double bedroom offers a comfortable and versatile space with full carpeting, double glazed windows providing natural light and a pleasant outlook to the front of the property, built-in wardrobes with hanging rails and shelving for convenient storage, and ample room to accommodate free-standing furniture.

Bedroom Three/ Dining Room

12' 1" x 8' 10" (3.68m x 2.68m)

The third double bedroom, now serving as a dining room, features full carpeting and a double-glazed window offering views of the rear garden, providing a comfortable and functional space for dining.

Family Bathroom

8' 8" x 4' 8" (2.63m x 1.43m)

This family bathroom features partial tiling and includes a corner bath, a shower connected to the gas mains, a vanity sink, and a W.C., all complemented by an opaque window on the side of the property for privacy and natural light, along with various bathroom accessories to enhance functionality.

Parking/Garage

This property features an extensive driveway that provides ample parking and access to a single garage equipped with power and lighting, offering convenient and secure storage for vehicles and additional storage options.

Gardens

This charming property features a private front garden with decorative stone chips, mature shrubs, and trees, creating an inviting entrance. Extensive rear garden offers a spacious lawn, a raised paved seating area for outdoor relaxation, and a separate drying area, all complemented by picturesque views of the Ochil Hills and a well-maintained garden with wooden shed, making it ideal for outdoor living and enjoying nature.



Heating & Glazing

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

Included Extras

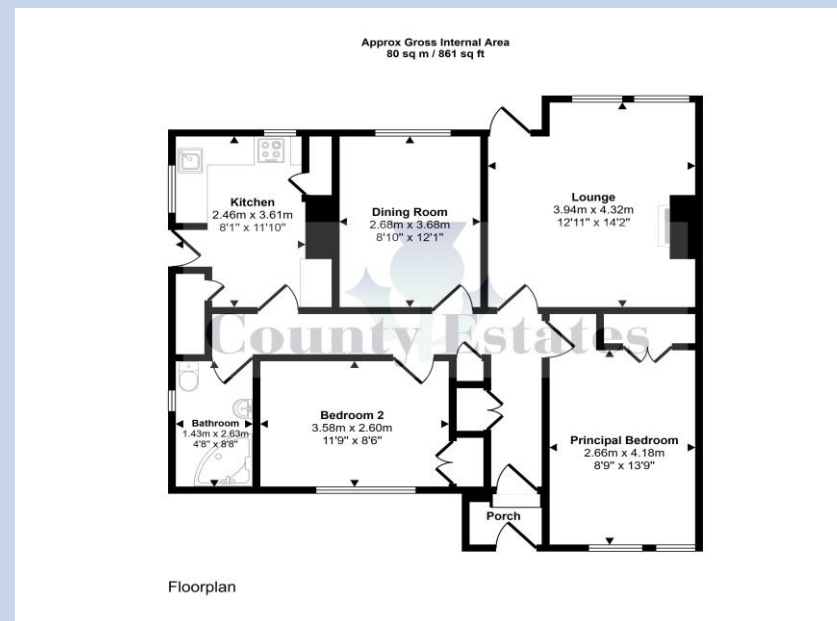
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles and free standing gas cooker and oven, free standing fridge and freezer and dishwasher. Wooden shed in rear garden.

Negotiable Extras

Various items of furniture throughout this property is available for negotiation.

Home Report

To view this home report please email us on:
admin@county-estates.net



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.