



12, Losshill, Middle Kerse
Menstrie, Clackmannanshire FK11 7HQ

Offers Over £223,000

County Estates are delighted to bring the market this Extended Three Bedroom Semi-Detached Villa situated in the sought after area of Losshall within the village of Menstrie.

This spacious family home which has panoramic views of the Ochil Hills comprises of: Entrance, entrance hallway, downstairs shower room, spacious lounge, bright dining/sitting room, fitted kitchen, three bedrooms and a family bathroom. This property further benefits from fully enclosed gardens, a driveway to accommodate up to two vehicles and a single 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 approx. three miles from Stirling University with excellent public transport links to the campus.

Entrance

Entrance to property via a white upvc door and coordinating panels.

Entrance Hallway

Entrance hallway with laminate flooring throughout.

Family Shower Room

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.

Lounge

This spacious lounge offers a bright and inviting atmosphere, featuring a double glazed window that provides stunning views of the Ochil Hills. The laminate flooring adds a modern touch, while the electric fire insert with a wooden mantle and marble backing and hearth creates a cozy focal point. Perfect for relaxing and entertaining, this room combines comfort with scenic beauty.

Dining/sitting room

This bright, spacious dining and sitting area offers ample room for a large dining table, chairs, and a comfortable sofa, creating an inviting and versatile living space. Double sliding doors opening on to the rear garden, allowing for easy indoor-outdoor flow and enhancing natural light and ventilation, perfect for entertaining or relaxing outdoors.

Kitchen/Breakfast Room

This kitchen features a fully fitted kitchen with white wall and base units complemented by marble effect worktops. A double glazed window provides natural light and overlooks the rear garden, while a door offers convenient access to the conservatory, enhancing the functionality and flow of the living area. Under counter washing machine, fridge, freezer and free standing six burner gas hob and oven.

Conservatory

This conservatory features a panoramic view of the side 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

This spacious principal bedroom features laminate flooring throughout, a double-glazed window to the front of the property providing a pleasant view of the Ochil Hills, offering ample space for free-standing furniture to suit your personal style and comfort.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

This fully tiled family bathroom suite features a modern electric overhead shower, a WC, and a sink, providing a functional and stylish space. The opaque rear window ensures privacy while allowing natural light to brighten the room. Additional bathroom accessories enhance convenience and aesthetics, making it a practical and inviting area for family use.

Gardens

Fully enclosed front garden with a paved pathway given access to the front entrance. Side garden mainly laid to lawn with mature shrubs and trees. Rear garden offers various paved seating areas and access to the garage and driveway.



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.

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. Electric fire in lounge, washing machine, gas cooker/oven, fridge and freezer.

Heating & Glazing

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

Home Report

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

