



**SPACIOUS SEMI DETACHED VILLA WITH  
LOVELY VIEWS**

**BRIGHT & SPACIOUS LOUNGE**

**DINING KITCHEN**

**THREE BEDROOMS**

**DOWNSTAIRS BATHROOM**

**SHOWER ROOM**

**DRIVEWAY**

**SUMMER HOUSE**



**4 Johnstone Street**  
Menstrie, FK11 7DB

**Offers Over £173,500**

## Entrance

Access is via a white UPVC door with opaque glazed panels.

## Entrance Hallway

The entrance hallway features grey wood effect laminate flooring and has a large built-in storage cupboard. Access is provided to the downstairs family bathroom and the lounge.

## Lounge 12' 1" x 15' 5" (3.68m x 4.70m)

The bright and spacious lounge features three windows overlooking the front of the property, with grey wood effect laminate flooring and a built-in storage cupboard which houses the electrics.

## Kitchen/Diner 14' 1" x 8' 6" (4.29m x 2.59m)

The kitchen/diner has a good range of white, high gloss wall and base units with contrasting worktops, a built-in oven with gas hob, tumble dryer, an integrated dishwasher and black vinyl flooring. Overlooking the rear of the property with lovely views towards the Ochil Hills, there is a door providing access to the rear garden and ample space for a dining room table and chairs and a fridge/freezer.

## Family Bathroom (Downstairs) 8' 8" x 4' 9" (2.64m x 1.45m)

The downstairs family bathroom has a three piece suite with an electric overhead shower, laminate flooring, wet-wall panelling and an opaque window to the side.

## Upper Hallway

The carpeted upper hallway benefits from a window to the front and side of the property and provides access to all upper accommodation and the loft.

## Principal Bedroom 15' 7" x 9' 10" (4.75m x 2.99m)

The principal bedroom is a good size double room with carpeted flooring, two windows overlooking the front and benefits from a built-in storage cupboard.

## Bedroom 2 9' 10" x 10' 8" (2.99m x 3.25m)

The spacious second double bedroom is to the rear with beautiful views towards the Ochil Hills, carpeted flooring and has ample room for free-standing bedroom furniture.

## Bedroom 3 8' 11" x 8' 9" (2.72m x 2.66m)

Bedroom 3 is to the rear with wonderful views and features laminate flooring and space for bedroom furniture.

## Family Shower Room

The family shower room features a wash hand basin, w.c, a separate shower enclosure with an electric shower and laminate flooring.

## 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 and curtain poles. The built-in oven and gas hob, integrated dishwasher and the tumble dryer in the kitchen. The summerhouse in the rear garden and also the detached single garage.

## Gardens

The private front garden has been laid with stone chips for ease of maintenance and the fully enclosed rear garden has lovely views towards the Ochil Hills, with a raised timber decked seating area, artificial grass and a summerhouse.

## Parking & Garage

The property benefits from a driveway to the side of the property leading to a detached single garage.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto: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 Magic Drawings 360.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.