

Loaningbank Back Road, Menstrie

Clackmannanshire





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WELCOME TO

Loaningbank Back Road, Menstrie

Welcomed to the market is Loaningbank, enviably situated in the most peaceful, yet convenient setting at the foot of the Ochil Hills. This delightful, detached family home, is set over three levels, and sits in extensive garden grounds of approximately two acres. Loaningbank is well placed for all local amenities and has the additional benefit of being located on the popular but quiet, walking, cycling and horse friendly 'Back Road' between Menstrie and Alva.



4 Beds | 2 Baths | 158m²

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Loaningbank Back Road

An outstanding additional feature of the property is it's detached outhouse – a large traditional stone Hayloft that has been sympathetically converted into a storage and non-habitable amenity space over two levels. There is excellent residential development potential subject to renewing the planning permission which was granted in 2007 for a four-bedroom detached house (plans available on request).

Loaningbank's internal accommodation on the ground floor comprises: reception hall, bedroom 4/home office, bedroom 1 with en-suite and a utility room. A carpeted staircase takes to you the 1st floor which provides the lounge, dining kitchen and the family shower room. Another carpeted staircase takes you to the 2nd floor where there are two further double bedrooms. Warmth is provided by gas central heating and there are recently fitted external doors and double-glazed windows throughout. The property also benefits from a modern integrated house alarm with video cameras covering external driveway and grounds.











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