

# 32 Rowan Crescent, Menstrie

Clackmannanshire







WELCOME TO

## 32 Rowan Crescent, Menstrie

*Halliday Homes are delighted to present to the market this well presented three bedroom detached villa situated in a quiet cul-de sac location in the very popular Menstrie Mains development. Offering stunning views towards the Ochil Hills from the front and having a well-manicured, south facing rear garden, this property will be sure to impress.*



*3 Beds | 2 Baths | 84m<sup>2</sup>*

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*The internal accommodation comprises; welcoming entrance hall, spacious lounge/dining room, breakfasting kitchen, utility room and WC. On the 1st floor there are three double bedrooms, all with fitted wardrobes and the principal bedroom benefitting from en-suite facilities. A family bathroom completes the internal accommodation.*

*Warmth is provided by gas central heating, the property benefits from a newly installed boiler and modern radiators throughout. The property is fully double glazed, with both CCTV and a monitored alarm for additional security.*

*Externally to the front, the house has a private driveway for ample parking, a small area of lawn and an integral single garage. To the rear there is an impeccably maintained, south facing garden which is bound by fencing, ensuring privacy. There is a good sized area of lawn with a mixture of herbaceous flowers, shrubs and trees, a decked seating area. external water tap and external power.*



















## ALL ENQUIRIES

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