Jerah, Long Row,
Menstrie, Clackmannanshire FK11 7EA

OFFERS OVER £349,995

County Estates are delighted to present to the market Jerah, a detached bungalow set in a wonderful location with stunning views in the village of Menstrie.

This ideal family home comprises of: a welcoming entrance hallway, a bright and spacious lounge with a sunroom with fabulous views. A fitted kitchen with an open plan family sitting area and an utility room. There are four bedrooms (the principal with en-suite) and a family bathroom. The property benefits from private gardens, a driveway and a double 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 three miles from Stirling University with excellent public transport links to the campus.

Entrance

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

Entrance Hallway

The inviting entrance hallway features elegant oak-effect laminate flooring and a built-in storage cupboard that houses the boiler, providing seamless access to all areas of the accommodation.

Lounge

18' 11" x 17' 0" (5.76m x 5.18m)

The bright and spacious lounge boasts stylish laminate flooring and sliding doors that open to the sunroom, offering stunning views of the surrounding landscape, complemented by an additional window overlooking the side of the property for added natural light.

Sunroom

13' 3" x 7' 4" (4.04m x 2.23m)

The sunroom offers breathtaking panoramic views of the surrounding area, creating a perfect ambiance for dining and relaxation.

Kitchen/Diner

19' 1" x 15' 9" (5.81m x 4.80m)

The kitchen/diner features a range of cream base units paired with complementary black worktops and matching black wall units, creating a modern and stylish look. It is equipped with a Range cooker, an American-style fridge/freezer, and an integrated dishwasher. A window overlooking the rear garden fills the space with natural light, while a door leads to the utility room. The open-plan family sitting area, with an additional side window, benefits from even more natural light, making it an inviting space for family gatherings.

Utility Room

9' 7" x 5' 1" (2.92m x 1.55m)

The utility room provides storage for the washing machine and the tumble dryer. There is a built-in storage cupboard and a door leads to the rear garden.

Family Bathroom

5' 10" x 9' 9" (1.78m x 2.97m)

The modern family bathroom is partially tiled with a jacuzzi bath, wash hand basin, W.C. and an opaque window to the rear.

Principal Bedroom

12' 3" x 11' 3" (3.73m x 3.43m)

The principal bedroom is a good size double bedroom with a large window overlooking the front of the property with stunning views and benefits from a large built-in wardrobe and an en-suite shower room.

Bedroom 2

11' 6" x 9' 4" (3.50m x 2.84m)

Second double bedroom is to the rear with carpeted flooring and a built-in double wardrobe.

Bedroom 3

8' 1" x 11' 5" (2.46m x 3.48m)

Bedroom 3 overlooks the front of the property with vinyl flooring and ample room for free-standing furniture.

Bedroom 4

9' 1" x 9' 7" (2.77m x 2.92m)

Bedroom 4 overlooks the rear with carpeted flooring and a built-in double wardrobe.

En-Suite

The En-suite shower room has a wash hand basin, W.C and a shower enclosure with a thermostatic shower, a tiled floor and an opaque window to the side.

Heating & Glazing

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

Gardens

The private front garden is mainly laid to lawn with a paved pathway and a stone chipped seating area with spectacular views. The extensive, tiered rear garden requires some upgrading but has lots of potential.

Driveway & Garage

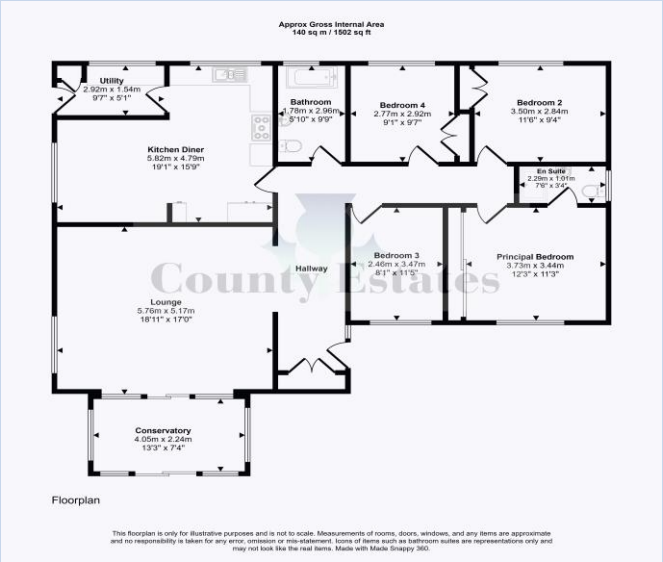
The property benefits from a driveway to the front leading to the double garage.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fitments, curtains and blinds. The Range cooker, integrated dishwasher and the American style fridge/freezer in the kitchen and the washing machine and the tumble dryer in the utility room. The greenhouse in the rear garden.

Negotiable Extras

The hot tub in the front garden.



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net