

55 OCHIL ROAD, MENSTRIE FK11 7BP

HARPER & STONE
ESTATE & LETTING AGENTS





55 OCHIL ROAD

MENSTRIE, FK11 7BP

PROPERTY FEATURES

- Exceptional 5 bedroom detached home
- Well equipped open plan kitchen
- Impressive L shaped lounge/dining area
- High end and contemporary finishes throughout
- Private landscaped garden with stunning views of The Ochil Hills
- Private parking for multiple vehicles
- Available to rent from September 2026
- Unfurnished

Harper & Stone are proud to present to the rental market this exceptional five bedroom property, 55 Ochil Road. Nestled beneath the picturesque Ochil Hills, this stunning property offers a rare blend of modern luxury and tranquil surroundings, making it a truly unique and desirable home.

Upon entering, you are welcomed by a bright and spacious hallway that immediately sets a warm and inviting tone. The ground floor features a stylish cloakroom complete with vanity sink with storage and WC. The heart of the home is the impressive open plan living space, an elegant L-shaped lounge and dining area designed for both comfort and entertaining. A contemporary gas fireplace adds a cosy focal point, while bifold doors flood the room with natural light and provide seamless access to the garden.

Adjacent to the lounge is a further reception room ideal as a study/home office, which is currently used as a fitness room. The dining area flows effortlessly into the sleek, high spec kitchen. There is a good selection of wall and base units along with pan drawers all complimented by nonporous quartz countertops. Premium integrated Smeg appliances including a double oven, induction hob, dishwasher, and fridge freezer. A stylish breakfast bar provides a more casual dining option. The adjoining utility room is thoughtfully designed with additional appliances, including a washing machine and tumble dryer along with a separate pantry for ample storage. It also offers direct access to the garden.

Further enhancing the ground floor is a stylish bar/TV room ideal for entertaining. The bar is a







55 OCHIL ROAD

stand out feature along with its stunning vaulted ceiling creating a sense of grandeur. Three electrically operated Velux windows frame stunning views of the Ochil Hills. A separate sitting room offers another option for entertaining or as a serene spot for relaxing.

Upstairs the property continues to impress with four generously sized king bedrooms, all featuring fitted wardrobes. The luxurious principal bedroom offers a peaceful retreat with two double fitted wardrobes, scenic views, and a modern ensuite shower room. Bedroom two also benefits from an ensuite shower room. Bedrooms 3 and 4 are good sized king rooms which are charmingly presented. The fifth bedroom is currently used as a home office but can comfortably accommodate a small double bed if required. A stylish family bathroom completes the upper level, featuring a freestanding slipper bath, separate shower, vanity sink with drawer storage and a WC.

Externally, the property boasts a substantial driveway with ample parking for multiple vehicles, alongside a garage with an electric up and over door. To the rear, the beautifully designed garden offers a private oasis with uninterrupted views of the Ochil Hills. The wraparound outdoor space includes a pergola, feature gas fire and low maintenance astro turf. Steps lead to an elevated section of the garden, where you'll find an additional seating area (hot tub excluded from tenancy), perfect for relaxing or entertaining while enjoying the surrounding scenery.

Council Tax Band: G
EER Band: B

LARN 1811005
LANDLORD REGISTRATION NUMBER 1801500/150/20042
1801806/150/24042

Pets Considered
No HMO's

Non-smokers only

Please contact Harper & Stone for more details on 01259 238 938 or email us at rentals@harperstone.co.uk

Menstrie is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and is a short drive from the city of Stirling. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling and Alloa also provide access to the rail network.





