



SPACIOUS MID-TERRACED VILLA

FITTED KITCHEN

THREE GOOD SIZE DOUBLE BEDROOMS

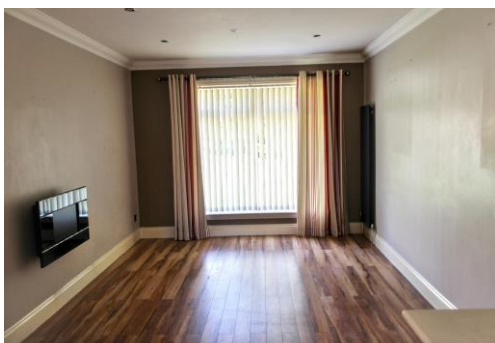
PRIVATE GARDENS/DRIVEWAY

GENEROUS SIZE LOUNGE

OPEN PLAN DINING AREA

FAMILY BATHROOM

DOWNSTAIRS W.C



21 Broompark West
Menstrie, FK11 7AL

Offers Over £145,000

Entrance

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

Entrance Hallway

The entrance hallway with laminate flooring features a large walk-in storage cupboard and a further under-stair cupboard. Access is provided to the W.C, the kitchen and the staircase to the upper level.

W.C

6' 3" x 3' 11" (1.90m x 1.19m)

The downstairs W.C is partially tiled with a white wash hand basin and toilet and a small opaque window to the front of the property.

Fitted Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

The fully fitted kitchen which is open plan to the dining area has a good range of beech effect wall and base units with contrasting black worktops and splash-back. There is a built-in oven and a gas hob with space for an integrated under-counter fridge. There is a window overlooking the rear garden and a door providing access to the rear garden.

Dining Area

9' 1" x 9' 11" (2.77m x 3.02m)

The open plan dining area has laminate flooring and French doors providing access to the rear garden.

Lounge

15' 3" x 10' 0" (4.64m x 3.05m)

The bright and spacious lounge has a large window overlooking the front of the property, with laminate flooring and a wall mounted electric fire.

Upper Hallway

The carpeted upper hallway has a built-in storage cupboard and provides access to the loft.

Principal Bedroom

10' 0" x 10' 11" (3.05m x 3.32m)



The principal bedroom overlooks the front of the property with views towards the Ochil Hills and benefits from built-in storage cupboard which houses the boiler.

Bedroom 2

13' 8" x 8' 5" (4.16m x 2.56m)

The second double bedroom is to the rear of the property with ample room for free-standing furniture.

Bedroom 3

9' 2" x 8' 11" (2.79m x 2.72m)

Bedroom 3 is also to the rear and benefits from a large built-in wardrobe with mirrored sliding doors and laminate flooring.

Family Bathroom

5' 10" x 8' 4" (1.78m x 2.54m)

The fully tiled family bathroom has a cream three piece suite with a thermostatic shower over the bath, laminate flooring and an opaque window to the front.

Heating & Glazing

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

Gardens

There is a small stone chipped garden with plants and shrubs to the front of the property and an easily maintained rear garden which is laid with paving slabs and a large wooden summerhouse.

Parking

A paved driveway to the rear provides off-street parking for one vehicle.

Included Extras

Included in the sale of the property are curtain poles, light fittings and bathroom accessories. Built-in oven and gas hob.

Home Report

To view this home report please email us on: admin@county-estates.net

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.