



O'MALLEY
PROPERTY

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21 Main Street West
Menstrie, FK11 7BY

omalleyproperty.com
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Description

O'Malley Property are delighted to present to the market 21 Main Street West, a substantial and versatile three bedroom detached home located within the desirable village of Menstrie,

Upon entering the property, you are welcomed into a vestibule which leads through to a central hallway, providing access to the main ground floor accommodation. The lounge is a bright and spacious room, offering a comfortable setting for both relaxing and entertaining, and gives access to a charming sun room, which provides an additional living space filled with natural light. The kitchen is well proportioned and offers ample storage and worktop space, with convenient access to the surrounding rooms.

The ground floor further benefits from a range of versatile spaces, including two separate study areas, ideal for home working or adaptable for a variety of uses such as additional sitting rooms, bedrooms, playrooms or hobby spaces. There is also a utility room, adding practicality, along with a modern shower room located on the ground floor.

The upper level comprises three well proportioned bedrooms. The master bedroom is a particularly generous space and benefits from built in storage. Bedrooms two and three also offer comfortable accommodation and flexibility for family living or guest use. Completing the upper level is the family bathroom, fitted with a three piece suite.

Externally, the property benefits from a very large garden, offering excellent outdoor space ideal for families, entertaining or further landscaping potential. To the front, there is a private driveway, providing convenient off-street parking. With its spacious layout, extensive outdoor space and desirable location, this property presents a fantastic opportunity for a wide range of buyers.

“Spacious Property”

Location

Menstrie is a highly desirable village located at the foot of the Ochil Hills in Menstrie, offering a perfect balance of rural charm and modern convenience. The village provides a range of local amenities including shops, cafés and schooling, while nearby Stirling offers a wider selection of retail, dining and leisure facilities. Menstrie is well suited for commuters, with excellent transport links to the central belt, including easy access to Alloa, Glasgow and Edinburgh. Surrounded by scenic countryside and with access to a range of outdoor pursuits, Menstrie is an ideal location for those seeking a peaceful yet well connected lifestyle.

Kitchen

13'1" x 12'5"

Sun Room

11'5" x 7'2"

Lounge

17'10" x 11'10"

Utility

10'11" x 7'10"

Home office 1

11'8" x 18'2"

Home office 2

11'5" x 9'4"

Shower room

8'9" x 5'2"

Master bedroom

17'11" x 11'10"

Bedroom 2

12'4" x 13'1"

Bedroom 3

11'4" x 9'6"

Bathroom

9'10" x 8'11"

Home report

The home report is available upon request. Contact our team today.

Fixtures and fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

Property Misdescriptions Act 1991.

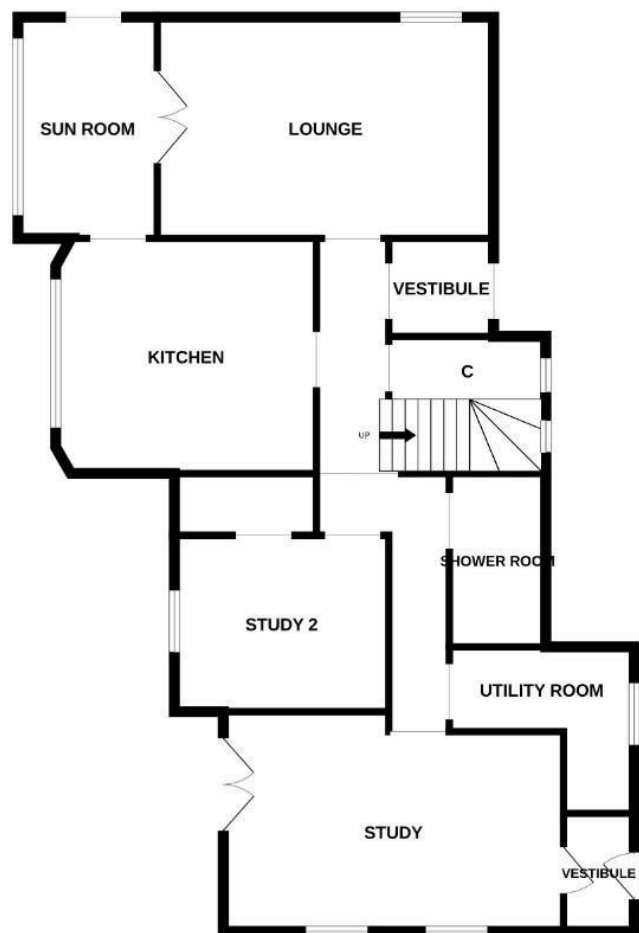
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



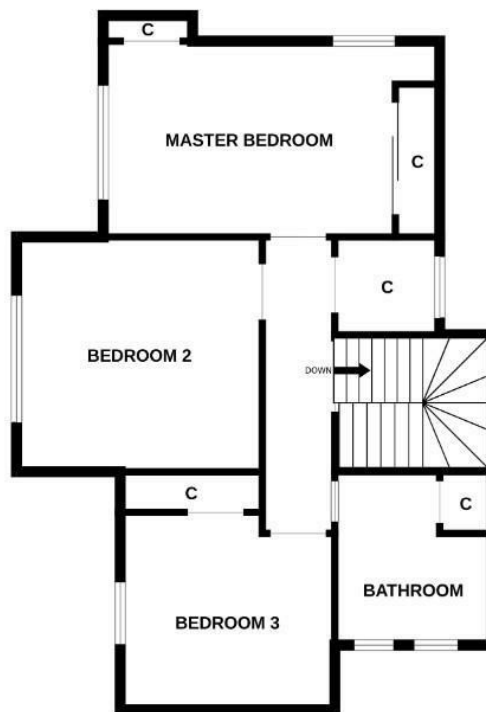
Fixed Asking Price £390,000

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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