



14, Craighorn,
Menstrie, Clackmannanshire FK11 7HE

Offers Over £225,000

County estates are delighted to bring to the market this two-bedroom semi-detached chalet villa situated in the sought after area of Craighorn Estate within the village of Menstrie.

This spacious family home which has panoramic views of the Ochil Hills comprises of: Welcoming entrance hallway, family shower room, two double bedrooms, fitted kitchen and a conservatory. On the upper level there is a open-plan lounge dining room with stunning views of the Ochil Hills completing the accommodation on offer. The property benefits from a private front garden, a secluded rear garden and mono-bloc driveway for approximately three vehicles and a single 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 via a UPVC part-glazed door, complemented by a co-ordinated glazed side panel that enhances the allowance of additional natural light into the space.

Entrance Hallway

Welcoming L-shaped entrance hallway, with laminate flooring throughout, under-stairs storage and access to all lower accommodation.

Shower Room

6' 8" x 6' 5" (2.03m x 1.95m)
Spacious three-piece family shower room, with a fully enclosed shower cubicle with an extensive built-in vanity sink and w.c. Various bathroom accessories and a double-glazed opaque window overlooking the side of the property.

Principal Bedroom

11' 7" x 11' 4" (3.53m x 3.45m)
Fully carpeted principal bedroom with a triple-glazed window overlooking the front of the property. Built-in mirrored wardrobes with hanging rails and shelving.

Bedroom Two

8' 2" x 11' 5" (2.49m x 3.48m)
Spacious second double bedroom fully carpeted with a double-glazed window overlooking the conservatory. This bedroom offers ample space for free-standing furniture.

Kitchen

10' 1" x 8' 2" (3.07m x 2.49m)
Fully fitted kitchen with white wall and base units and contrasting worktops, built-in gas hob and oven and undercounter fridge and freezer. External door leading to the conservatory.

Conservatory

15' 8" x 9' 3" (4.77m x 2.82m)
This conservatory features a panoramic view of the rear garden, with wood-effect vinyl throughout that offers a, low-maintenance surface, and a charming French door providing easy access to outdoor space, creating an inviting area for relaxation or entertaining.

Open Plan Lounge/Dining Room

19' 0" x 20' 7" (5.79m x 6.27m)
An extensive bright open-plan lounge/dining area on the upper level with laminate flooring throughout, triple-glazed windows overlooking the front and rear of the property with spectacular views of the Ochil Hills and the surrounding areas. Two built-in cupboards offering ample storage space and a built-in electric fire with a decorative tiled feature wall.





Gardens

Private front garden with mature shrubs and trees, laid to lawn area and a paved pathway leading to the front entrance. Fully enclosed rear garden with a raised decked area for seating, mature shrubs and trees and a laid-to-lawn area. Access to the stone-built garage.

Driveway

Mono-bloc driveway to the side of the property to accommodate three vehicles.

Garage

Stone-built garage to accommodate one vehicle with power and lighting.

Negotiable Extras

There are various items of furniture up for negotiation.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles, built-in oven and hob, under-counter fridge and freezer, electric fire and surroundings in lounge.

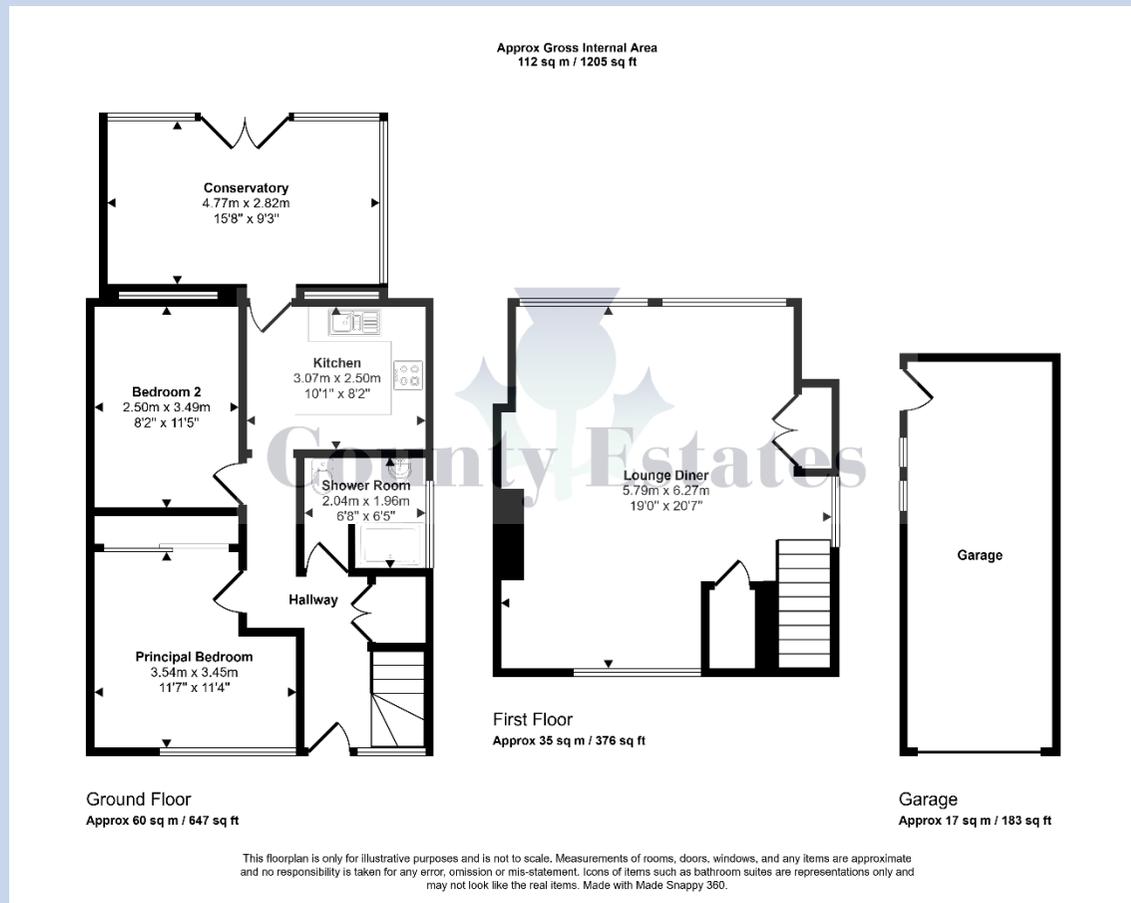
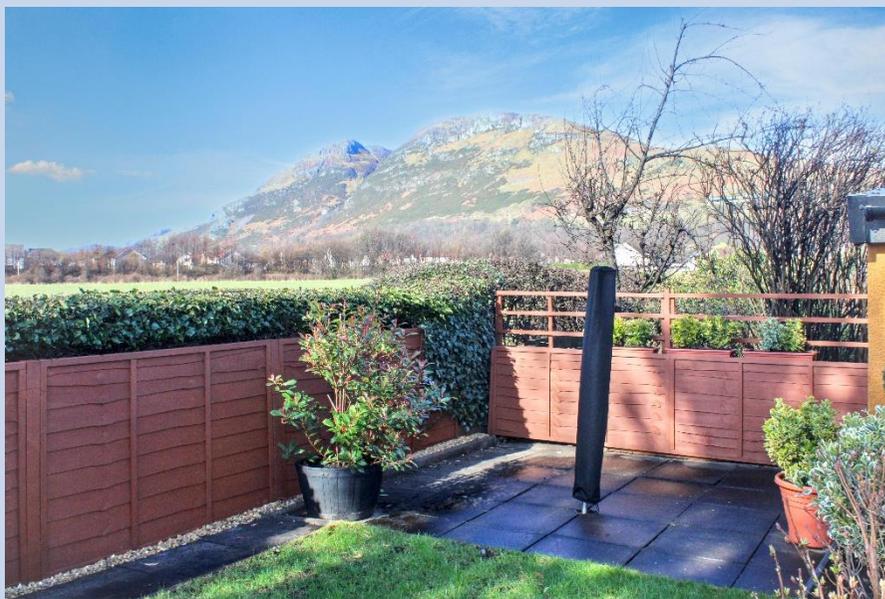
Heating & Glazing

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

Home Report

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





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