

29 MIDDLETON, MENSTRIE FK11 7HD

HARPER & STONE
ESTATE & LETTING AGENTS





29 MIDDLETON

MENSTRIE, FK11 7HD

PROPERTY FEATURES

- 3 bedroom detached family home
- Lounge with views of the Ochil Hills
- Dining room with patio doors to the garden
- Fitted Kitchen
- Ground floor bedroom
- Newly installed ground floor shower room
- Two further bedrooms on first floor with WC
- Single garage and driveway
- South facing garden
- Early viewing recommended

CLOSING DATE SET FOR MONDAY, 25 MARCH 2024 AT 12PM

Harper & Stone are presenting to the market 29 Middleton, a detached 3 bedroom home positioned in a quiet cul de sac within the Hillfoot Village of Menstrie. The property boasts stunning countryside views across 101 sqm of living space and will require some modernisation throughout.

Entry to the property is into a vestibule which leads to the main hall. To the left is the bright lounge, with a front-facing window encapsulating views of the Ochil Hills. An electric fire is positioned as the focal point of the room. The dining room is a generous size with patio doors to the rear leading to the patio and rear garden. A serving hatch opens to the adjacent kitchen.

The kitchen is fitted with ample wall and base units with complementary worktops. Integrated appliances include a gas hob and oven. There is room for a breakfasting table to one side and the boiler is also located within the kitchen. From the kitchen, the back door opens to the sunroom, which showcases the stunning countryside views. The South facing back garden and patio can be accessed from the sunroom.

Bedroom 1 is located at the front of the property and has built-in wardrobes. Completing the ground floor is a modern shower room comprising shower cubicle, wash hand basin with vanity storage, WC and heated towel rail.

The first floor provides two double bedrooms, both with built-in wardrobes, and a WC.

Externally, to the front and rear there are garden grounds. The South facing garden is advantageously positioned within a corner plot with a single garage and driveway to one side. There is a polytunnel, greenhouse and garden shed which are included in the sale.



29 MIDDLETON

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E

EER Band D

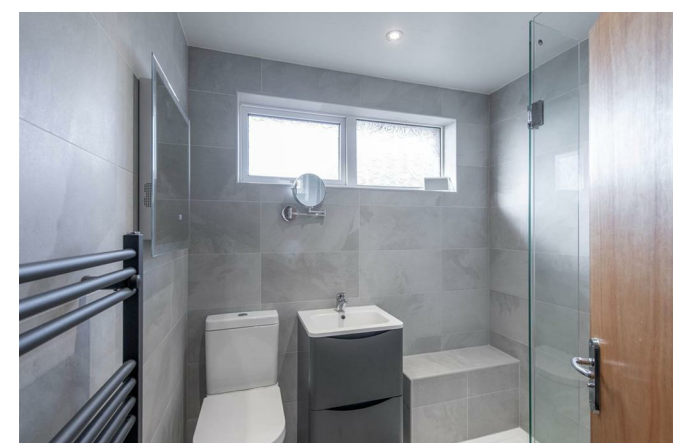
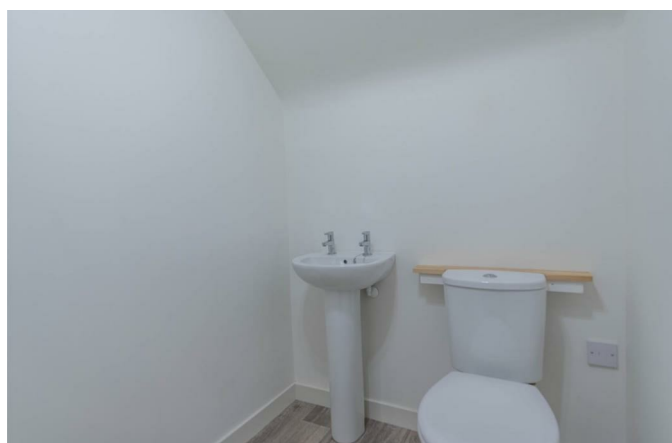
Water: Mains

Sewage: Mains

Heating: Gas

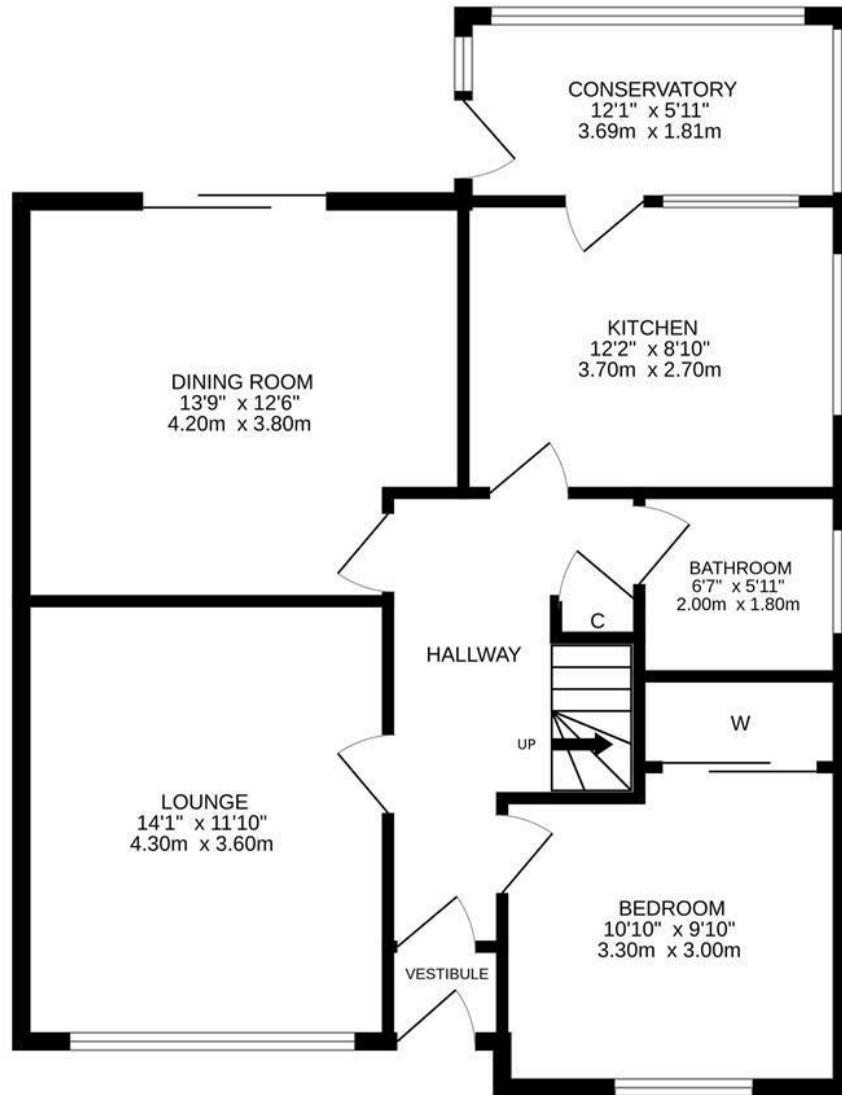
Menstrie provides a range of shops meeting day-to-day needs, with more extensive shopping available in the nearby city of Stirling. There are excellent primary and secondary schools close at hand and the town is most convenient for Stirling University. The road and rail networks give good access to major destinations throughout the central belt, the M9 and M80 can be easily reached from the town and Stirling's railway station provides frequent services to both Edinburgh and Glasgow.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

