18 WILLOW GROVE, MENSTRIE FK11 7DQ

HARPER&STONE
ESTATE & LETTING AGENTS





18 WILLOW GROVE

MENSTRIE, FK11 7DQ

PROPERTY FEATURES

- Beautifully presented 4 bedroom detached home Circa 2006
- Situated in the popular town of Menstrie, at the foot of the Ochil Hills
- Approximately 113 square meters of flexible living space
- Spacious lounge featuring log burning stove
- Contemporary kitchen/dining room including breakfast bar
- Practical utility room with garden access
- Principal bedroom with stylish ensuite shower room
- Easily maintained South facing garden
- Early viewing highly advised



Harper & Stone are delighted to bring to the market this beautifully presented detached family home in the popular town of Menstrie. Enjoying stunning views of the Ochil Hills and excellent access to local amenities and transport links, the property offers spacious and flexible accommodation perfectly suited to modern family living.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen/Dining Room, Utility Room, Family Room and a Cloakroom.
First Floor: Landing, Principal Bedroom with Ensuite, three further Bedrooms and a Bathroom.

Upon entering this lovely home, you are welcomed by an inviting hallway leading to the main living areas. The spacious lounge enjoys a beautiful bay window with views towards the Ochil Hills, while a charming wood burning stove creates a warm focal point, making this a wonderfully cosy space in which to relax and unwind.

Also positioned to the front of the property is the well proportioned family room. Benefitting from generous built in storage, this versatile space could equally serve as a comfortable downstairs bedroom, offering flexibility to suit a variety of family needs.

The well appointed dining kitchen has been thoughtfully designed with both style and practicality in mind. Contemporary gloss cream and grey wall and base units are complemented by wood effect worktops, creating a bright and modern finish. A central breakfast bar provides seating for three, additional storage and an ideal space for casual dining. Integrated appliances include an electric fan oven, four burner electric hob, microwave and fridge freezer. There is also ample space for a six seater dining table, perfectly positioned to enjoy views over the garden. French doors open directly onto the patio, seamlessly connecting the indoor and outdoor spaces and making this an ideal setting for entertaining or family gatherings.










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Adjacent to the kitchen is a practical utility room, providing additional storage, space for two appliances and a stainless steel sink with drainer. A rear door offers convenient access to the garden from here. Completing the ground floor accommodation is a useful cloakroom, fitted with a pedestal wash hand basin and a WC.

Heading upstairs, the spacious landing provides access to the four bedrooms and benefits from a generous hall cupboard. The principal bedroom is a spacious and peaceful retreat, complete with two double fitted wardrobes and a beautifully refurbished ensuite shower room. Finished to a high standard, the ensuite features a waterfall shower, floating vanity sink with storage, heated towel rail and a WC. Both the principal bedroom and bedroom two enjoy stunning views across the Ochil Hills, providing a beautiful outlook.

Bedroom two sits to the front of the property and features two built in cupboards, offering excellent storage. Bedrooms three and four are well proportioned single rooms enjoying a lovely south facing outlook over the garden.

Completing the accommodation, the family bathroom is beautifully appointed and finished with neutral tiling, creating a bright and contemporary space. Well designed for modern family living, it features a bath, separate shower cubicle, floating vanity sink with storage, illuminated mirror, heated towel rail and a WC.

Outside, the property enjoys a fantastic south facing garden that is ideal for family life. Designed to be easy to maintain, the space offers a generous patio where parents can relax or entertain while children play, alongside an artificial lawn that can be enjoyed all year round. A substantial garden shed provides excellent storage for bikes, outdoor toys and gardening equipment, while external power sockets and a water tap add further everyday convenience.

To the front, a neat lawn offers opportunity for additional planting, while the Monobloc driveway provides off street parking for two vehicles.

Offering spacious accommodation, stunning views of the Ochil Hills and a highly desirable setting, this superb family home is perfectly suited to modern family living. Early viewing is highly recommended to appreciate all this lovely home has to offer.

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.

What3Words Navigation: ///flips.connected.burying

Council Tax Band E
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas Mains

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 University of Stirling. 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.







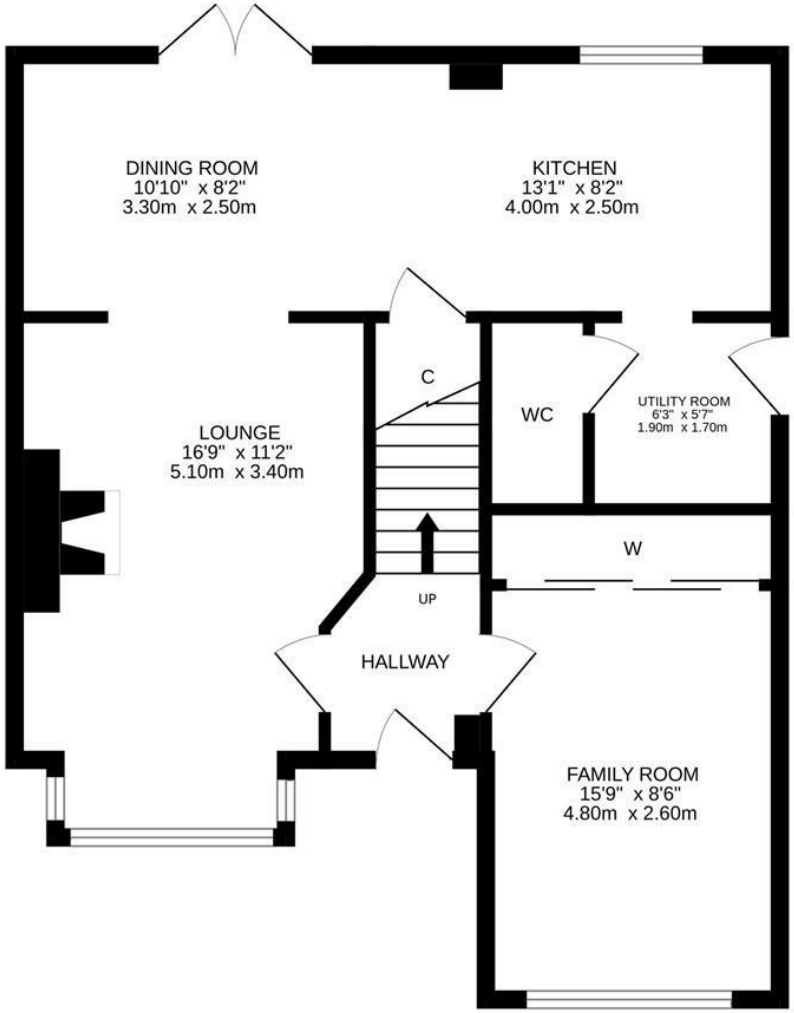




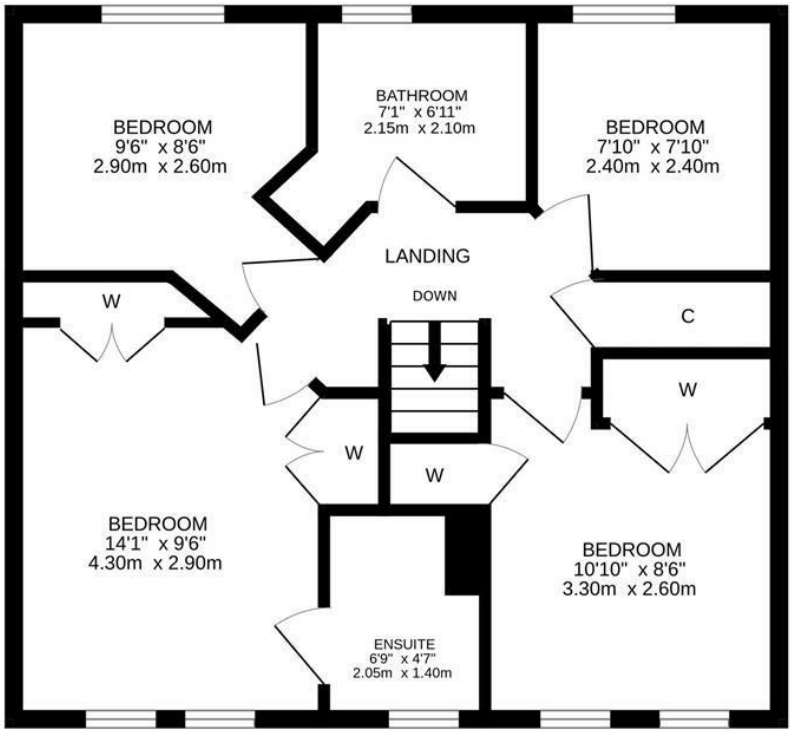




GROUND FLOOR



1ST FLOOR



Harper & Stone, 49 Bridge Street, Dollar FK14 7DG | 01259 238 938 | info@harperstone.co.uk | www.harperstone.co.uk