



75, Blackthorn Grove,  
Menstrie, Clackmannanshire FK11 7DX

Offers Over £240,000

County Estates welcome to the market 75 Blackthorn Grove, Menstrie.

Modern detached family villa situated in the sought after village of Menstrie. Comprising of: Welcoming hallway, bright, spacious lounge, dining kitchen, utility room and downstairs w.c. On the upper level there are three double bedrooms (principal with en-suite shower room) and a well appointed family bathroom completes the upper level. Externally, there is a fully enclosed garden to the rear which is mainly laid with decorative paving and also has a lovely decked area which is ideal for entertaining. To the front is a driveway providing parking and leading to the single garage.

Menstrie is a lovely village in the Hillfoots to the east of Stirling. The subjects enjoy a good location with an excellent range of amenities within walking distance including local shops, regular public transport facilities, and social amenities. The surrounding district caters well for a wide selection of sporting pursuits all complemented by the facilities at nearby Stirling University. For families, the property is ideally situated just a 10 minute walk from Menstrie Primary School. The city of Stirling, which has the well-known Thistles shopping centre, can be reached by bus or car whilst nearby motorway links make travel to Edinburgh, Glasgow or Perth readily accessible.

### Entrance

Access to the property is via dark wood effect composite door with decorative glazing panel and co-ordinated side panel. Leading to:

### Hallway

4' 8" x 4' 6" (1.42m x 1.37m)

Welcoming entrance hallway with light beech effect laminate flooring. Access to lounge and staircase to upper level.

### Lounge

20' 9" x 10' 6" (6.32m x 3.20m)

Spacious lounge with dual aspect to the front and rear of the property and light beech effect laminate flooring. Access to dining kitchen.

### Dining Kitchen

14' 2" x 9' 6" (4.31m x 2.89m)

Fully fitted dining kitchen with a good range of teak effect wall and base units and black contrasting worktops. Built-in oven with gas hob and extractor fan above and space for a tumble dryer and dining table and chairs. Built-in storage cupboard housing the electrics, splashback tiling, vinyl flooring and window overlooking the rear and French doors giving direct access to the rear garden. Access to the utility room.

### Utility Room

5' 9" x 5' 1" (1.75m x 1.55m)

Utility room with wall units and space for fridge freezer and washing machine and door leading to the side garden. Access to W.C.

### Downstairs W.C

4' 5" x 3' 0" (1.35m x 0.91m)

Partially tiled w.c with white wash hand basin and w.c.

### Upper Hallway

Carpeted upper hallway with built-in storage cupboard and access to loft.

### Principal Bedroom

20' 7" x 8' 3" (6.27m x 2.51m)

Good size principal bedroom overlooking the front of the property. Two built-in double wardrobes, carpeted flooring and benefitting from an en-suite shower room.

### En-suite

6' 4" x 4' 3" (1.93m x 1.29m)

Modern en-suite shower room with vanity sink unit, w.c and shower enclosure with thermostatic shower. Obscure window to the rear and chrome bathroom accessories.







### Bedroom 2

11' 4" x 8' 1" (3.45m x 2.46m)

Second double bedroom with front facing window, carpeted flooring and built-in double wardrobe.

### Bedroom 3

8' 5" x 8' 4" (2.56m x 2.54m)

Third double bedroom overlooking the rear with lovely views towards the Ochil Hills, carpeted flooring and built-in double wardrobe.

### Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Partially tiled family bathroom with vanity sink unit, w.c, bath and separate shower enclosure with electric shower. Vinyl flooring and obscure window to the rear.

### Heating & Glazing

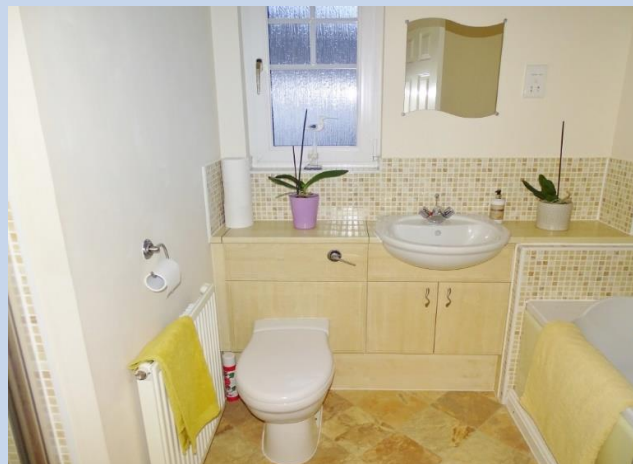
The property benefits from a gas central heating system and is fully double glazed throughout.

### Gardens

Private front garden laid with grass, plants and shrubs and a paved pathway leading to the front door and continuing to the side of the property to give access to the rear garden. Fully enclosed rear garden which has been designed with ease of maintenance in mind and is laid with decorative paving slabs and a raised timber decked seating area.

### Parking

There is a mono blocked driveway to the front of the property providing off-street parking for 2 vehicles and leads to the single garage.



## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds, curtains, curtain poles and light fittings. Built in electric oven, gas hob and extractor fan above.

## Home Report

To view the home report please contact us on [admin@county-estates.net](mailto:admin@county-estates.net)



While every attempt has been made to ensure the accuracy of the floorplan, correct wall measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, 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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