



SPACIOUS END TERRACED VILLA

THREE GOOD SIZED BEDROOMS

SOUTH FACING REAR GARDEN

SITUATED IN A POPULAR RESIDENTIAL AREA

MODERN BATHROOM

PRIVATE DRIVEWAY & GARAGE



13 Johnstone Street
Menstrie, FK11 7DB

Offers Over £153,500

Entrance

Access to the property is gained via a brown UPVC door with glazed panels leading to a spacious entrance porch on to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway provides laminate flooring, a large walk-in under-stair cupboard, access on to all lower accommodation and stairs to the upper level.

Lounge

15' 2" x 11' 5" (4.62m x 3.48m)

The generously sized lounge provides laminate flooring and large double glazed windows overlooking the front of the property. The lounge leads on to the kitchen at the rear.

Kitchen

10' 4" x 8' 7" (3.15m x 2.61m)

The kitchen has been fully fitted with a range of white wall and base units, complimentary worktops, and flooring. There is an integrated electric double oven, a gas hob, dishwasher, an under-counter washing machine and a free standing American style fridge/freezer. There is a double glazed window overlooking the rear and a brown upvc door gives access out to the garden.

Family Bathroom

8' 6" x 6' 5" (2.59m x 1.95m)

The modern family bathroom on the lower level has been partially fitted with wet wall and comprises of an L shape bath with overhead waterfall shower, wc and sink with vanity unit. There is a chrome heated towel rail and an opaque window to the rear of the property.

Principal Bedroom

16' 2" x 9' 6" (4.92m x 2.89m)

The spacious principal bedroom provides carpeted flooring, a storage cupboard, ample space for freestanding furniture and a double glazed window overlooking the front of the property with lovely views towards the Ochil Hills.

Bedroom Two

14' 4" x 8' 10" (4.37m x 2.69m)

Bedroom Two provides carpeted flooring, double fitted wardrobes with storage space above and a double glazed window overlooking the rear garden.

Bedroom Three

10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom Three is a good sized double bedroom providing carpeted flooring, ample space for freestanding furniture and a double glazed window overlooking the rear garden.

Gardens, Driveway & Garage

The property provides a low maintenance front garden with a monoblocked driveway and a stone chipped section which can be used for additional off-street parking. To the rear there is a south facing garden which provides a lawn, a large paved patio and to the far end of the garden is an enclosed private patio area. The property further benefits from a single detached garage.

Heating & Glazing

The property benefits from a gas central heating system with a new boiler fitted in August 2023 and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The integrated electric double oven, gas hob, dishwasher, washing machine and fridge/freezer (appliances sold as seen with no warranties or guarantees).

Home Report

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



GROUND FLOOR

1ST FLOOR



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.