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SPACIOUS MID TERRACED VILLA

TWO GENEROUSLY SIZED DOUBLE BEDROOMS

UTILITY ROOM

SITUATED IN A POPULAR RESIDENTIAL AREA

KITCHEN/DINER

FULLY ENCLOSED REAR GARDEN







13 Broompark West Menstrie, FK11 7AL

OFFERS OVER £123,500

Entrance

Access to the property is gained via a brown UPVC door with a glazed panel leading to:

Entrance Hallway

12' 6" x 2' 8" (3.81m x 0.81m)

The welcoming entrance hallway provides carpeted flooring, a large under-stair storage cupboard and gives access to all accommodation.

Lounge

12' 5" x 10' 1" (3.78m x 3.07m)

The lounge provides laminate flooring and a large double glazed window overlooking the front of the property.

Kitchen/Diner

20' 5" x 7' 0" (6.22m x 2.13m)

The spacious kitchen/diner has been fully fitted with a range of white high gloss wall and base units, complimentary worktops and flooring. There is an integrated Smeg ceramic hob, electric oven with extractor hood and dishwasher. There is also space for a freestanding fridge/freezer. The kitchen further benefits from ample space for a dining table and additional furniture, two double glazed windows overlooking the rear and a brown UPVC door gives access to the garden.

Utility Room

6' 1" x 6' 3" (1.85m x 1.90m)

The utility room houses the boiler and electric box and provides wall and base units for storage and an undercounter washing machine.

Upper Hallway

The upper hallway provides a large storage cupboard and gives access to the bedrooms and shower room.

Principal Bedroom

16' 5" x 8' 3" (5.00m x 2.51m)

The generously sized principal bedroom to the rear of the property provides carpeted flooring, two double glazed windows overlooking the rear garden, a large walk in cupboard and ample space for freestanding furniture.

Bedroom Two

11' 3" x 9' 10" (3.43m x 2.99m)

Bedroom two is a good sized double bedroom providing carpeted flooring, a double glazed window overlooking the front of the property and ample space for freestanding furniture.

GROUND FLOOR

1ST FLOOR





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Shower Room

6' 5" x 6' 0" (1.95m x 1.83m)

The family shower room has been fully fitted with wet wall and tiles and provides a fully enclosed shower cubicle with an electric shower, wc and a wash hand basin. There is also a small mirrored cabinet and an opaque double glazed window overlooking the front of the property.

Gardens & Driveway

The front garden provides a paved pathway leading to the entrance door with a small stone chipped area at either side. To the rear is a generously sized fully enclosed and private low maintenance garden. There is a garden shed which provides power and a private monoblocked driveway suitable for one vehicle.

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fitments, blinds, curtains and curtain poles. Integrated electric oven, ceramic hob and extractor hood, dishwasher and freestanding fridge freezer. The washing machine from the utility room and the garden shed.

Home Report

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



