



PROPERTY AND
ESTATE AGENTS

15 Pine Crescent

Menstrie, Scotland

Bedrooms: 4 Bathrooms: 3 Receptions: 2

Offers Over £290,000

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Description

Halliday Homes are delighted to bring to the market this immaculately presented detached villa situated in the sought after West Myreton development in Menstrie. With stunning views towards the Ochil Hills, the house is conveniently placed for all local amenities.

The internal accommodation comprises: welcoming reception hall, family room, spacious lounge, dining room, superb breakfasting kitchen with utility area and WC. Carpeted staircase to the upper landing off which are four bedrooms - three have built-in storage, bedroom 2 and 3 further benefits from Jack and Jill en-suite and the principal bedroom benefitting from en-suite shower facilities - and a family bathroom. Warmth is provided by gas central heating and double glazing. The property benefits from an alarm system.

Externally to the rear, the house sits in private, enclosed gardens with patio, area of lawn and an area of decking. Detached double garage with up and over door, power and lighting. The mono-bloc driveway provides ample off-road parking. External water tap.

Location

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 independent sector is well provided for, with independent schools in the area including Fairview International, Dollar and Morrison's Academy. 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.

EPC Band C79

Council Tax Band F

Reception Hall

Welcoming hall, accessed by a part glazed, composite wood door, gives access to most rooms on the ground floor with carpeted stairs leading to the upper level. Laminate wood flooring, covered radiator and under stair storage cupboard.

Lounge (4.2m x 3.8m)

Spacious lounge with front facing bay window. Carpeted flooring, two radiators, BT and TV Points.

Dining Room (2.9m x 2.8m)

Great additional living space which has adequate space for a dining table. Carpeted flooring, radiator and sliding doors leading to the rear garden.

Breakfasting Kitchen (5.7m x 2.8m)

Superb modern fitted kitchen exhibiting a range of contemporary wall, base and larder units, contrasting laminate worktops, one and a half stainless steel sink with mixer tap and tiled splash back. Integrated appliances to include; dishwasher, double oven, 5 ring gas hob and extractor hood with space for a large fridge/freezer. Breakfast bar, great space for a sofa or table and patio doors leading to the rear garden. Window overlooking the rear garden, tiled flooring, radiator, BT and TV points.

Laundry Room (1.8m x 1.7m)

Wall and base units of which one houses the boiler, contrasting laminate worktop, stainless steel sink with mixer tap and space for washing machine. Tiled flooring, tiled splashback and door leading to the side of the property.

WC (1.7m x 1m)

White two-piece suite of WC and wash hand basin. Tiled flooring, radiator and extractor fan.

Family Room (3m x 2.8m)

Currently used as a toy room but could equally be used as an additional bedroom if required. Carpeted flooring, front facing window, radiator, TV and BT Points.

Upper Landing

Carpeted stairs leading to a spacious landing which gives access to all rooms on the first floor. Loft hatch, radiator and storage cupboard.

Principal Bedroom (3.8m x 3.1m)

Well-proportioned double room with bay window overlooking the front of the house. Large walk-in wardrobe, radiator and carpeted flooring.

En-Suite (1.9m x 1.4m)

Contemporary suite of WC, wash hand basin and large walk-in shower enclosure with mains rainfall shower. Tiled flooring, tiled walls, window, radiator and shaving point.

Bedroom 2 (3.7m x 2.9m)

Double room with built-in mirrored wardrobes, carpeted flooring, radiator and front facing window. Access to Jack and Jill en-suite.

Bedroom 3 (2.8m x 2.7m)

Spacious rear facing double room with built-in mirrored wardrobes. Carpeted flooring, radiator, window and access to Jack and Jill en-suite.

Jack & Jill En-Suite (2.7m x 1.2m)

White suite of WC, wash hand basin and tiled shower cubicle with mains shower. Partially tiled walls and tiled flooring, extractor fan, radiator, shaving point and window.

Bedroom 4 (2.7m x 2.7m)

A further double, rear facing bedroom which is currently being used as a Home Office. Carpeted flooring, window and radiator.

Family Bathroom (2.4m x 1.7m)

Modern white suite of bath with handheld shower attachment, WC and wash hand basin. Partially tiled walls and tiled flooring, opaque window and radiator.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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