

7 Rowan Cescent, Menstrie

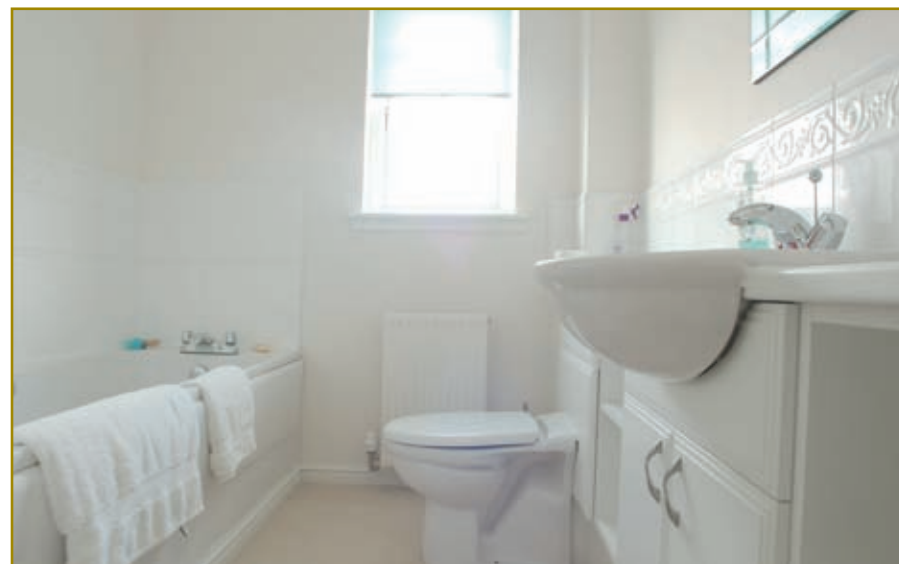


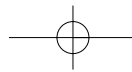
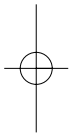
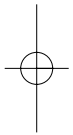
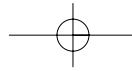
7 Rowan Cescent, Menstrie, FK11 7DS

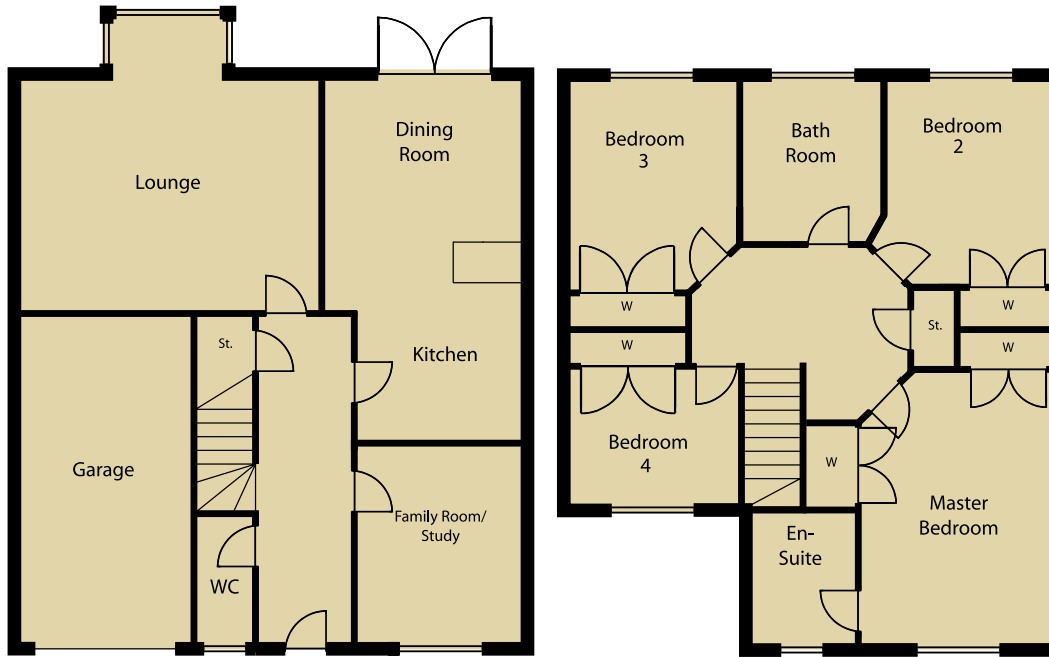


A four bedroom modern, detached villa, internally finished to a high contemporary standard and set in one of Menstrie's highly popular, modern developments. To the front of the property there is a monoblocked driveway leading to a single sized, integral garage and there are well kept gardens to both the front and rear of the property, the rear garden having recently been landscaped to a high standard. Double glazed windows have been installed and warmth is provided by a system of gas fired central heating.

Internally the property has been finished to a high modern standard with specific features of the property upgraded from the builders' standard level. Accommodation within the property is generous, highly flexible and extends to generous lounge with focal point, living flame gas fire and an aspect of the rear garden. Beautifully finished and upgraded dining kitchen with wall and base mounted storage, fully integrated appliances and five ring gas hob with electric fan assisted oven beneath and stainless steel extractor hood over. There is ample space for a dining table and chairs within the kitchen and patio doors lead out into the rear garden, which features a good sized patio. A study/family room and guest WC completes the accommodation on the ground floor. Upstairs there are five bedrooms with inbuilt fitted wardrobes and the master bedroom also has a three piece en suite shower room with double shower. Finally a family bathroom completes the accommodation upstairs.







Reception Hallway		
Lounge	15'0" x 11'7"	(4.6m x 3.5m)
Dining Kitchen	8'9" x 18'0"	(2.7m x 5.5m)
Study/Family Room	9'8" x 8'5"	(2.9m x 2.6m)
WC	2'7" x 6'8"	(0.8m x 2.0m)
Bedroom One	13'7" x 9'8"	(4.1m x 2.9m)
Bedroom Two	8'5" x 10'3"	(2.6m x 3.1m)
Bedroom Three	8'7" x 10'6"	(2.6m x 3.2m)
Bedroom Four	8'8" x 7'0"	(2.6m x 2.1m)
Bathroom	6'6" x 8'3"	(2.0m x 2.5m)

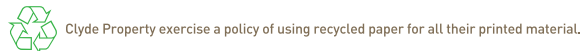


Travel Directions

Menstrie is a busy 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. 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.

Viewing By appointment please through Clyde Property on 01786 471 777
 Date Of Entry: Negotiable.
 Extras Included: All fitted floor coverings.
 Ref No: OH6465/PM/FS/06/10

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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only.

