

O'MALLEY

40 Willow Grove
Menstrie, FK11 7DQ

omalleyproperty.com
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Description

O'Malley Property are delighted to present to the market this lovely, well-presented four bedroom detached home in the heart of Menstrie.

Upon entering, a bright hallway leads through to the spacious lounge, a warm and inviting room featuring a log burner, built-in shelving and a bay window that fills the space with natural light. It's a comfortable setting for everyday living and relaxing in the evenings.

The kitchen is fitted with high-spec gloss wall and base units, offering excellent storage and generous worktop space, Italian marble worktops. This opens through to a bright sun room extension, ideal for dining, entertaining or unwinding with family. A separate utility room keeps laundry out of the way, and a downstairs office provides a private space for working from home.

Upstairs, the master bedroom offers generous space with excellent storage, including fitted wardrobes, and benefits from its own en-suite. The second bedroom also features fitted wardrobes, while the third and fourth bedrooms are bright and versatile, suiting use as bedrooms, home offices or hobby rooms.

The family bathroom comprises a wash hand basin, W.C., bath and separate shower, with plenty of room to move around comfortably.

Outside, the private rear garden is beautifully maintained, with a patio, planting and a greenhouse, and enjoys breathtaking views of the Ochil Hills. To the front, a driveway provides off-street parking for multiple vehicles, and the property further benefits from solar panels.

"Spacious Property"

Location
Menstrie, is a well-established residential area, offering a pleasant and convenient setting with a good range of local amenities nearby. The area benefits from access to schools, shops, leisure facilities and public transport, while Stirling town center is within easy reach. The surrounding area provides a balance of residential convenience and access to the wider Clackmannanshire area, making it a practical location for families, professionals and commuters.

Lounge
11'5" x 17'1"

Kitchen
23'9" x 8'7"

Conservatory
9'11" x9'9"

Utility Room
8'5" x 14'0"

Office
8'2" x 7'6"

WC
2'11" x 5'6"

Master Bedroom
9'6" x 12'4"

En-Suite
4'11" x 6'7"

Bedroom 2
8'7" x 10'2"

Bedroom 3
8'1" x 8'8"

Bedroom 4
7'9" x 8'2"

Family Bathroom
7'3" x 5'4"

Fixtures & Fittings
All fitted carpets and floor coverings are included with the sale. (ask agent for further details)

Home Report
The home report is available upon request. Contact our team today.

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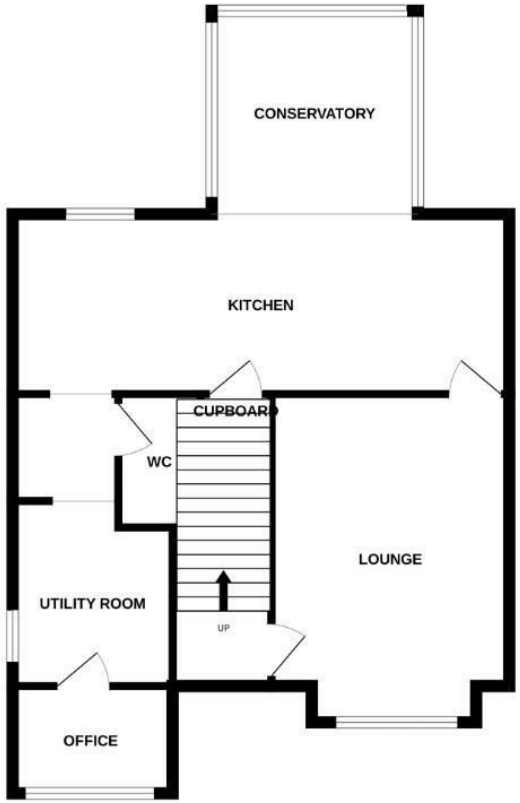




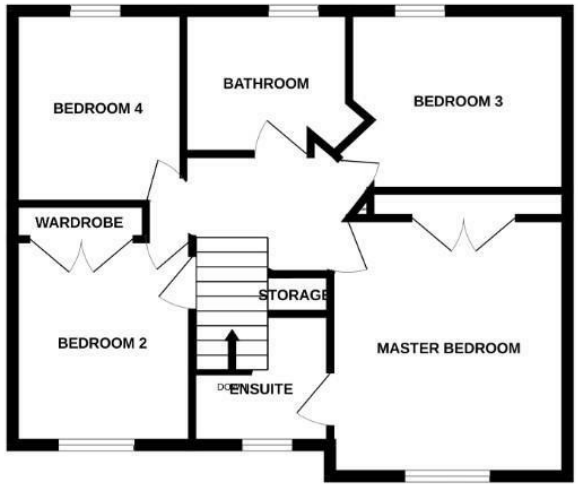
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GROUND FLOOR



1ST FLOOR



40 WILLOW GROVE

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