



O'MALLEY  
PROPERTY

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27 Middleton  
Menstrie, FK11 7HD

omalleyproperty.com  
01259212337



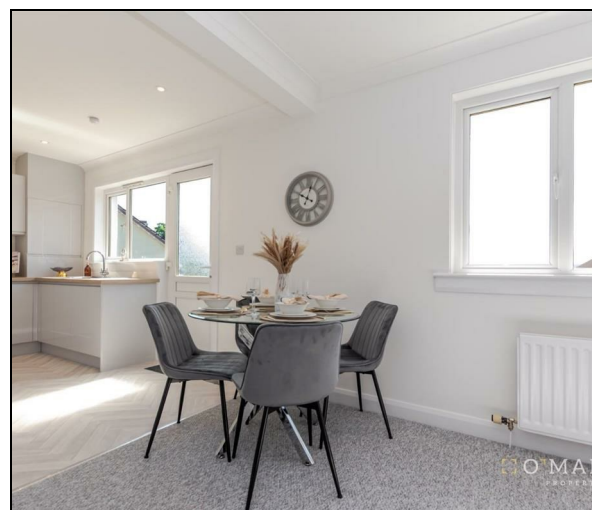
## Description

O'Malley Property proudly present to the market 27 Middleton, Menstrie.

27 Middleton is an exceptional four-bedroom detached villa that has been fully renovated throughout to an impressive standard. Offering flexible accommodation across two levels, this beautifully presented home combines contemporary styling with practical family living, all while enjoying open outlooks towards the surrounding countryside.

The heart of the home is the bright and spacious open-plan L-shaped lounge, dining and kitchen area, creating a superb social space ideal for modern family life and entertaining. The kitchen has been thoughtfully designed with both style and functionality in mind, while large windows allow natural light to flood the living areas and frame the attractive outlooks beyond.

The ground floor further comprises two well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation or home working, alongside a beautifully finished family bathroom. Upstairs, the property continues to impress with a contemporary shower room, a spacious second bedroom and an outstanding principal bedroom enjoying elevated views and a peaceful setting.



Externally, the property occupies a substantial corner plot with generous garden grounds offering excellent privacy and plenty of space for families, entertaining or simply relaxing outdoors. The gardens have been well maintained and enjoys an enviable open aspect towards the surrounding fields and Ochil Hills backdrop, creating a real sense of space rarely found within modern developments. A driveway provides convenient off-street parking for multiple vehicles, while the position of the home within the street enhances both privacy and kerb appeal.

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**“Spacious Property”**

## Location

Menstrie is a highly sought-after village nestled at the foot of the Ochil Hills, offering a wonderful balance between countryside living and everyday convenience. The village benefits from a range of local amenities including shops, cafés, schooling and leisure facilities, while nearby Stirling provides a wider selection of retail, dining and transport links. The area is particularly popular with families and commuters alike due to its strong community atmosphere, scenic surroundings and excellent access to major road and rail networks connecting to Glasgow, Edinburgh and beyond.

## Lounge/Kitchen/Diner

26'8" x 16'11"

## Master Bedroom

13'11" x 11'5"

## Bedroom 2

11'1" x 12'4"

## Bedroom 3

12'9" x 10'2"

## Bedroom 4

11'9" x 9'8"

## Bathroom

6'6" x 6'0"

## Shower Room

6'6" x 5'6"

## Home Report

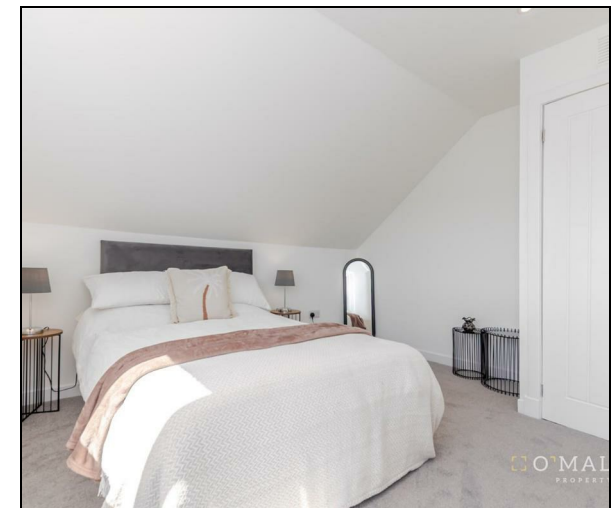
The home report is available upon request. Contact our team.

## Misdescription Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

## Fixtures & Fittings

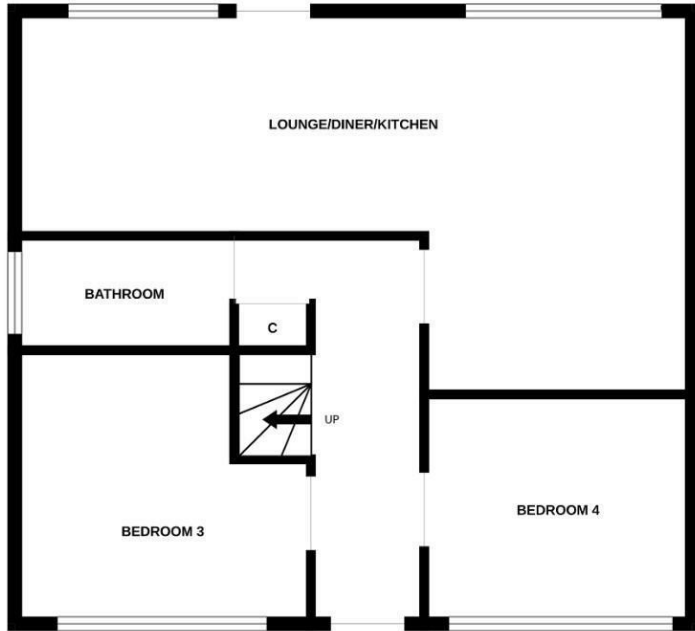
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.



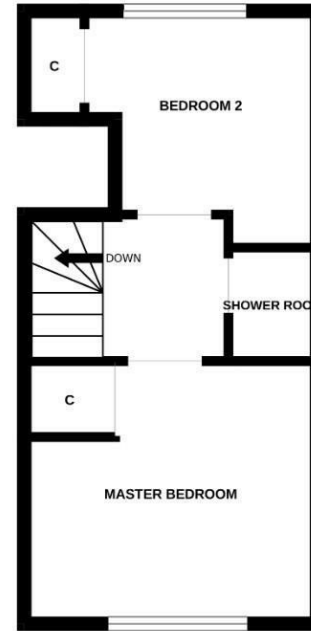
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GROUND FLOOR



1ST FLOOR



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