



 O'MALLEY

27 Broompark East
Menstrie, FK11 7AN

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Description

**** UNDER OFFER **** O'Malley Property are proud to present to the market this two/three bedroom mid terrace house in the sought after location of Broompark East, Menstrie.

The property is situated in a quiet cul-de-sac location and offers an abundance of space throughout making this appealing to a wide range of buyers.

Upon entering the property, you are welcomed with an entrance hallway with staircase to the upper level. The kitchen is fitted with a range of floor and wall mounted units with complementary worktops as well as an integrated oven, hob and extractor fan. In the living area there is plenty room for free standing furniture with access to the large conservatory at the rear of the property. The third bedroom situated on the ground floor benefits from a fully tiled ensuite shower room, and could also be utilised as a further sitting room

On the upper floor, there are two double bedrooms which all provide ample space for free standing furniture with built in storage available. There is also a useful storage cupboard in the upper hallway. Completing this level is the the family bathroom which comprises; W.C, wash hand basin and bath with overhead shower. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally, the small front garden has easy to maintain beds and gravel. The rear garden has decking and a paved patio area, ideal for outside living, with spectacular views of the Ochil Hills. Furthermore, there is a single garage and on street parking to the rear.



“Spacious Property”

Location

Broompark East enjoys a quiet location within the Hillfoots and is also within commuting distance to both popular towns of Stirling and Alloa, with travel options being further enhanced by access to local train stations being situated in both towns. This access provides direct links to Falkirk, Glasgow and Edinburgh.

Kitchen/Living room

19'7" x 9'7"

Conservatory

10'1" x 8'4"

Master bedroom

10'0" x 11'8"

en Suite

6'0" x 7'10"

Bedroom 2

13'6" x 11'8"

Bedroom 3

12'10" x 9'8"

Bathroom

6'4" x 6'4"

Fixtures & Fittings

All carpets, floor coverings, light fittings, blinds and white goods are included with the sale.

Home Report

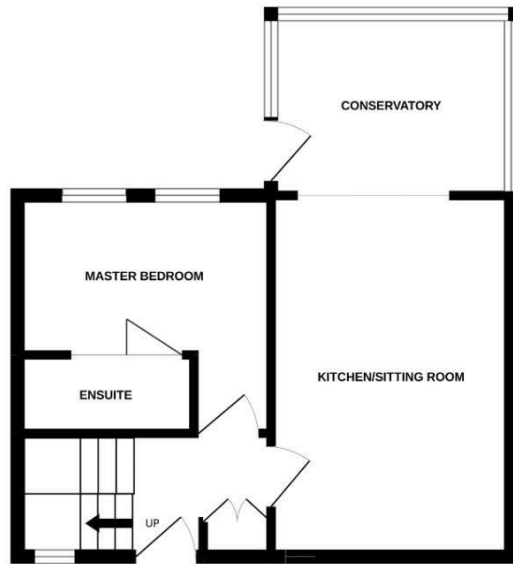
The home report is available on request from our office or can be downloaded from the One Survey website. The condition of the property and any material matter is disclosed in the home report.



Offers Over £124,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



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