



41 FORTHVALE, MENSTRIE, FK11 7AT

OFFERS OVER £86,750

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This well maintained two bedroomed TERRACED VILLA forms part of a much sought after residential development close to the heart of the village. Over two levels the accommodation comprises a welcoming reception hall, lounge with focal fireplace, separate diningroom with access through to garden, fitted kitchen, two generous double bedrooms and a recently upgraded shower room. The property also benefits from double glazing and gas fired central heating. To rear there is an easily maintained garden area complete with useful garden shed and access to residential parking beyond. To front there is a child friendly central communal lawn area with established mature trees.

Local amenities cater for most daily needs with more extensive shopping to be found closer to Stirling, only a short distance by either public or private transport. Within Menstrie itself there are a variety of bars and restaurants offering a wide and diverse choice of relaxation. While for the more energetic the area is noted for a wide range of sporting and recreational pursuits. For the commuter there is good access by road to many areas of commerce within Central Scotland. Noted schooling for all ages is to hand.

TRAVEL:

Upon entering the town from the West and travelling East along the A91, take the 6th turning on your right into Forth Vale. No 41 is towards the bottom on your left hand side.

MEASUREMENTS:

Hall: 11'01 x 6'04 (1.98m x 3.38m)

Lounge: 13'05 x 11'05 (3.53m x 4.09m)

Diningroom: 8'06 x 8'05 (2.58 x 2.56)

Kitchen: 10'11 x 9'04 (3.35m x 2.84m)

Bedroom 1: 15'0 x 9'03 (4.53m x 2.82m)

Bedroom 2: 12'08 x 10'06 (3.83m x 3.51m)

Bathroom: 6'06 x 6'0 (1.97m x 1.84m)

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Negotiable.

COUNCIL TAX:

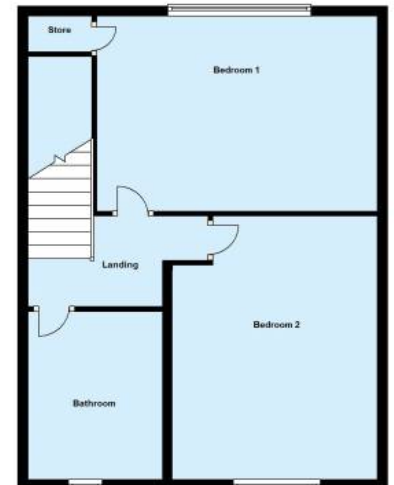
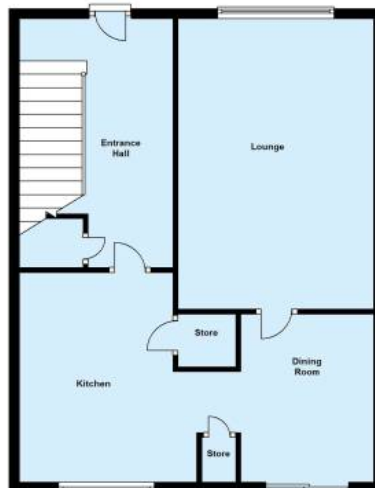
Band 'B' - £1,099.00

REF:

KMcL/A1133

HOME REPORT:

A Home Report is available for this property.





**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. Floorplans are not to scale.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.



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