



 O'MALLEY

10 Craigomus Crescent
Menstrie, FK11 7DN

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present to the market this immaculately presented two bedroom end of terrace home on Craigoms Crescent, Menstrie. This property is tastefully decorated throughout and is located in a quiet cul-de-sac location.

On entering the property there is a welcoming reception hallway with staircase to the upper levels. Located on the ground floor is the spacious living room which can also be used as a dining area. This bright and inviting room benefits from front and back facing windows allowing an abundance of natural light to enter the room. The kitchen is fitted with an array of floor and wall mounted units with complimentary worktop surfaces and integrated oven and hob. Completing this level there is a good sized storage cupboard.

To the first floor there are two well proportioned double bedrooms, the master benefiting from built in storage. Completing the accommodation is the family bathroom which has been fitted with a modern three piece suite. There is then a further two storage cupboards. On this level there is also a door with a staircase leading to the attic area. This makes the space easily accessible or potential for a full loft conversion. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally there is a huge garden area which is fully enclosed and enjoys a good degree of privacy. There is also a large decking area. To the front of the property there is a well maintained garden which can be accessed directly from the property. There is also ample on street parking.



“Spacious Property”

Location

Menstrie lies at the foot of Dumyat, at the west end of the Ochil Hills, and is ideally placed for commuting to both Stirling and Alloa, with excellent transport links to Stirling University which is just a mile away. Both Stirling and Alloa have rail links to Glasgow, Edinburgh and beyond, while the Clackmannanshire Bridge links road users to all main motorway links.

Lounge

18'11" x 10'5"

Kitchen

9'3" x 8'5"

Bedroom 1

9'6" x 12'2"

Bedroom 2

9'5" x 12'1"

Bathroom

5'7" x 8'5"

Viewing Arrangements

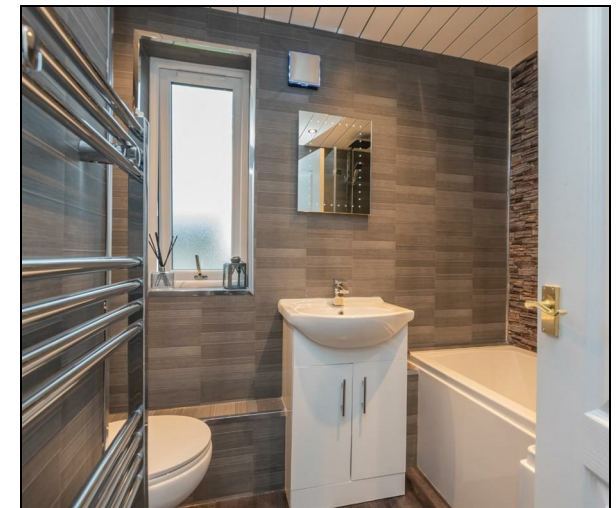
It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7 days a week. Please don't hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

Fixtures and Fittings

All fitted carpets, curtains and integrated appliances are included with the sale.

Home Report Value - £115,000

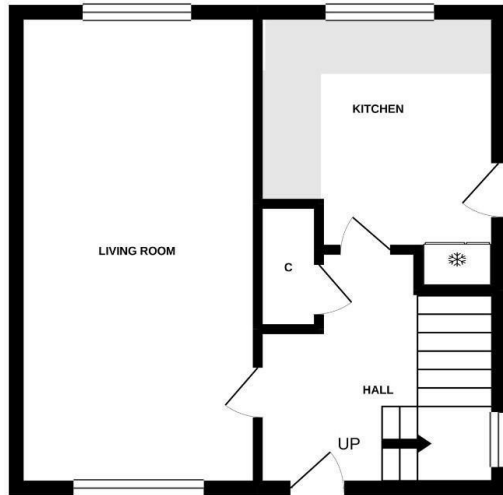
The home report is available to be downloaded from www.onesurvey.org The condition of the property and any material matter is disclosed in the home report.



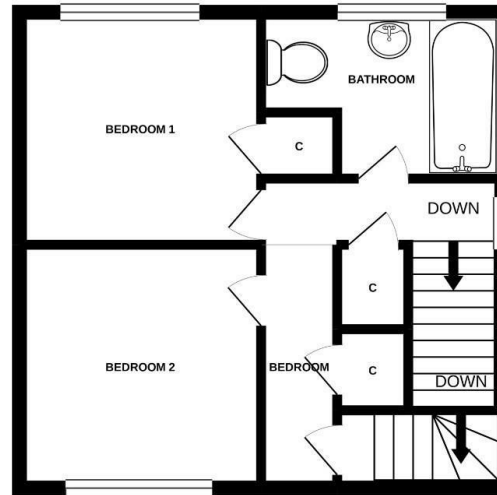
Offers Over £114,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Property Misdescriptions Act 1991.
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.