



Burnbank, Port Of Menteith, FK8 3RB

welcome to

Burnbank, Port Of Menteith

A wonderful opportunity to purchase this charming & well-presented 2 bedroom mid-terrace home, which is ideally situated in the picturesque village of Port of Menteith & benefits from attractive outlooks/views. Viewing is highly recommended to fully appreciate this lovely property....



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



This mid-terrace house is sure to appeal to a wide demographic of potential purchasers & internally the property boasts accommodation which is set over 2 levels & initially consists of a welcoming entrance hallway, with staircase leading to the upper level.

Immediately drawing you in, is the spacious Living/Dining Room which is the perfect space in which to relax or entertain & is also the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; light also flourishes in through windows to both the front & rear aspect, as well as providing attractive views to the front aspect. The Kitchen is one to enjoy, with its contemporary design & is tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob & dishwasher. The Kitchen provides space, convenience & storage in abundance, whilst a door leads out to the rear garden; in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. There are 2 well-proportioned Bedrooms, with the Principal Bedroom also benefiting from in-built wardrobes. Concluding the accommodation on the upper floor is a stylish 4 piece Family Bathroom which comprises of a corner bath, separate shower cubicle, WC & wash hand basin. There is handy & practical storage provisions to be found throughout the property.

The home is well-presented throughout, with bright fresh décor & further benefits from double glazing, plus a solid fuel central heating system with electric boiler back up.

Externally, there is a shared off road parking area & the garden to the rear of the property is landscaped for ease of maintenance with a patio & gravelled area, all whilst enjoying the stunning backdrop of the local hills, making this an ideal space to relax. There is also a large timber shed included within the sale.



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Ground Floor

Entrance Hallway

Living / Dining Room

19' 5" max x 12' 4" max (5.92m max x 3.76m max)

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)

Upper Floor

Bedroom

14' 3" max & exc wardrobe x 9' 9" (4.34m max & exc wardrobe x 2.97m)

Bedroom

9' 4" x 7' 10" (2.84m x 2.39m)

Family Bathroom



welcome to

Burnbank, Port Of Menteith

- Charming mid-terrace house
- 2 Bedrooms
- Spacious Living/Dining Room
- Stylish Kitchen
- 4 Piece Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI109980 - 0002

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