



**BEAUTIFULLY PRESENTED BUNGALOW**

**ONE BEDROOM & A BOX ROOM**

**PRIVATE REAR GARDEN**

**SITUATED IN A POPULAR RESIDENTIAL  
AREA**

**SHOWER ROOM**

**GARAGE**



**20 Broompark East**  
Menstrie, FK11 7AN

**Offers Over £113,500**

## Entrance

Access to the property is gained via a brown UPVC door with a glazed panels leading to:

## Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, two storage cupboards and gives access on to all accommodation.

## Lounge

14' 8" x 10' 2" (4.47m x 3.10m)

The spacious lounge provides carpeted flooring and two double glazed windows overlooking the rear garden.

## Kitchen

9' 3" x 6' 11" (2.82m x 2.11m)

The kitchen has been fully fitted with a range of white wall and base units, complimentary worktops, tiles and flooring. There is an integrated electric oven with gas hob, an integrated fridge and an under-counter washing machine. There is a double glazed window overlooking the rear and a white upvc door gives access out to the garden.

## Bedroom

13' 6" x 8' 9" (4.11m x 2.66m)

The generously sized double bedroom provides carpeted flooring, ample space for freestanding furniture and a double glazed window overlooking the rear garden.

## Box Room

10' 2" x 3' 11" (3.10m x 1.19m)

The box room is currently being used as a music room.

## Shower Room

5' 9" x 5' 1" (1.75m x 1.55m)

The shower room has been fully fitted with wet wall and provides a walk in enclosed shower cubicle with an electric shower, wc and a wash hand basin with vanity unit. There is also a small mirrored cabinet, a heated towel rail and an opaque window overlooking the front of the property.

## Garden & Garage

To the rear the property provides a fully enclosed and private low maintenance garden that has been stone chipped with paved pathway leading to the rear door. The property further benefits from a single garage.

## Heating & Glazing

The property benefits from a gas central heating system and is double glazed throughout (with the exception of the shower room window).

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings, blinds, curtains and curtain poles. Integrated electric oven, gas hob and washing machine (sold as seen with no warranties or guarantees).

## Home Report

To view this home report please email us on : [admin@county-estates.net](mailto:admin@county-estates.net)



GROUND FLOOR



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## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.