



 O'MALLEY

 O'MALLEY

53 Abercrombie Place
Menstrie, FK11 7DE

omalleyproperty.com
01259212337



Description

Nestled in the heart of Menstrie, within the scenic backdrop of Abercrombie Place, this charming two-bedroom, ground-floor flat offers a delightful blend of comfort, convenience, and picturesque living.

The property welcomes you with a spacious and light-filled living room, providing an ideal space for relaxation and entertainment. The contemporary kitchen, equipped with modern appliances and ample storage and offers space for a dining table and chairs.

Each of the two bedrooms is well-appointed, featuring generous space and natural light, ensuring a peaceful retreat at the end of the day. The master bedroom benefits from ample space for free standing furniture. The second bedroom, versatile and airy, can also serve as a home office or study, adapting to your lifestyle needs. Furthermore, there is a conservatory located to the rear of the property, which overlooks the south facing, private garden.

Outside, the property boasts a private garden area, a rare find for a ground-floor flat, providing a serene space to enjoy outdoor living and gardening. Additionally, residents benefit from off-street parking, ensuring convenience and security. The front of the property also enjoys spectacular views of the Ochil Hills.



“Spacious Property”

Location

Located in the tranquil village of Menstrie, this property is perfectly positioned to enjoy the best of both worlds – the peacefulness of countryside living and the convenience of nearby amenities. Local shops, schools, and recreational facilities are within easy reach, making it an ideal home for professionals, small families, or those looking to downsize in comfort.

Embrace the opportunity to make this inviting ground-floor flat your new home, where every detail is designed to ensure a comfortable and convenient lifestyle amidst the beauty of Abercrombie Place, Menstrie.

Living Room

15'0" x 11'6"

Kitchen

11'11" x 9'0"

Conservatory

8'7" x 6'10"

Bedroom 1

12'8" x 11'0"

Bedroom 2

12'8" x 8'9"

Bathroom

6'1" x 5'7"

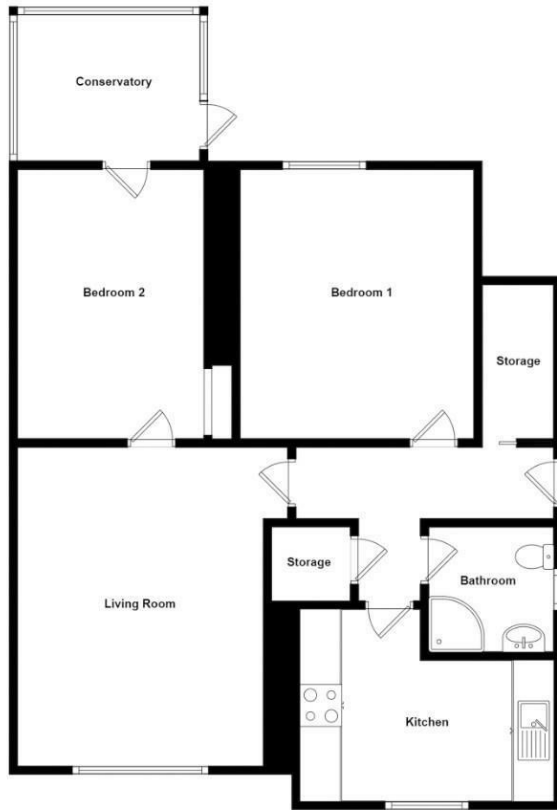
Home Report

The home report is available upon request.



Offers Over £99,995

Viewing 9am - 9pm 7 days a week



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.



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.