



*Wonderful two-bedroom home in a desirable location, truly walk-in condition*



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24 Lipney is a delightful two-bedroom semi-detached family villa situated within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition. The property itself can be converted to offer three bedrooms with different configurations.

# THE LOUNGE



The entrance hall has a door leading to the lounge with stairs leading to the upper level. The spacious lounge has a front-facing window and doors leading to the kitchen/dining room. The kitchen is a good size and features a range of floor and wall-mounted units and there is a separate walk-in storage cupboard.

# THE KITCHEN/DINER





# THE SHOWER ROOM



Also to the ground floor, the three-piece modern family bathroom completes the ground level. To the upper level, there are two good-sized double bedrooms one of which features double wardrobes. This property also benefits from gas central heating, full double glazing and floored loftspace.



# BEDROOM 1



# BEDROOM 2



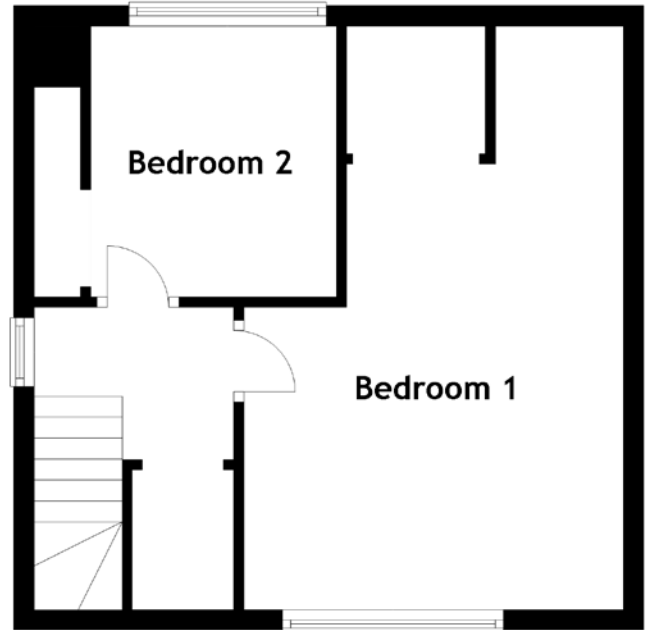
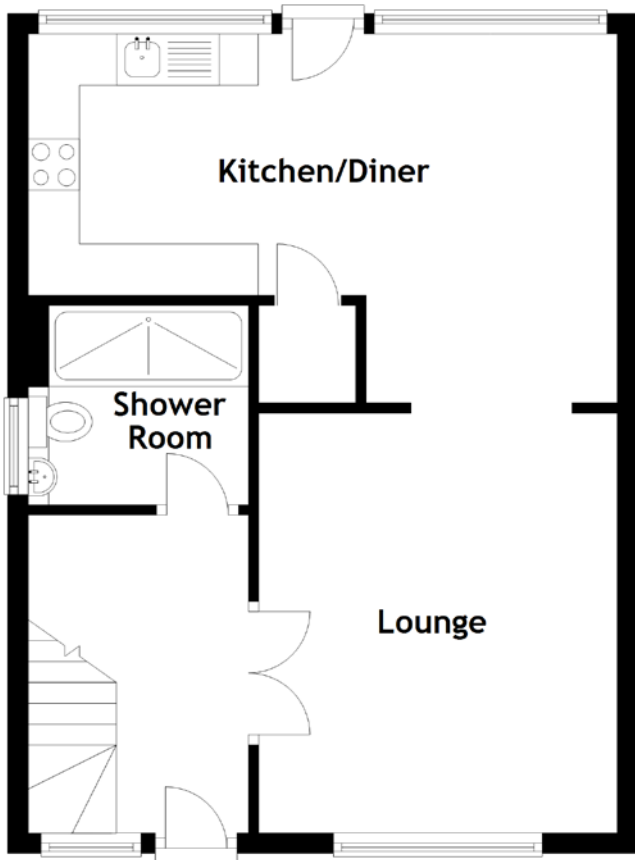
Off-street parking is provided by a driveway leading to the single garage. The front garden is laid to lawn and there is a lovely landscaped garden to the rear which is accessed via the side of the property.

# EXTERIORS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

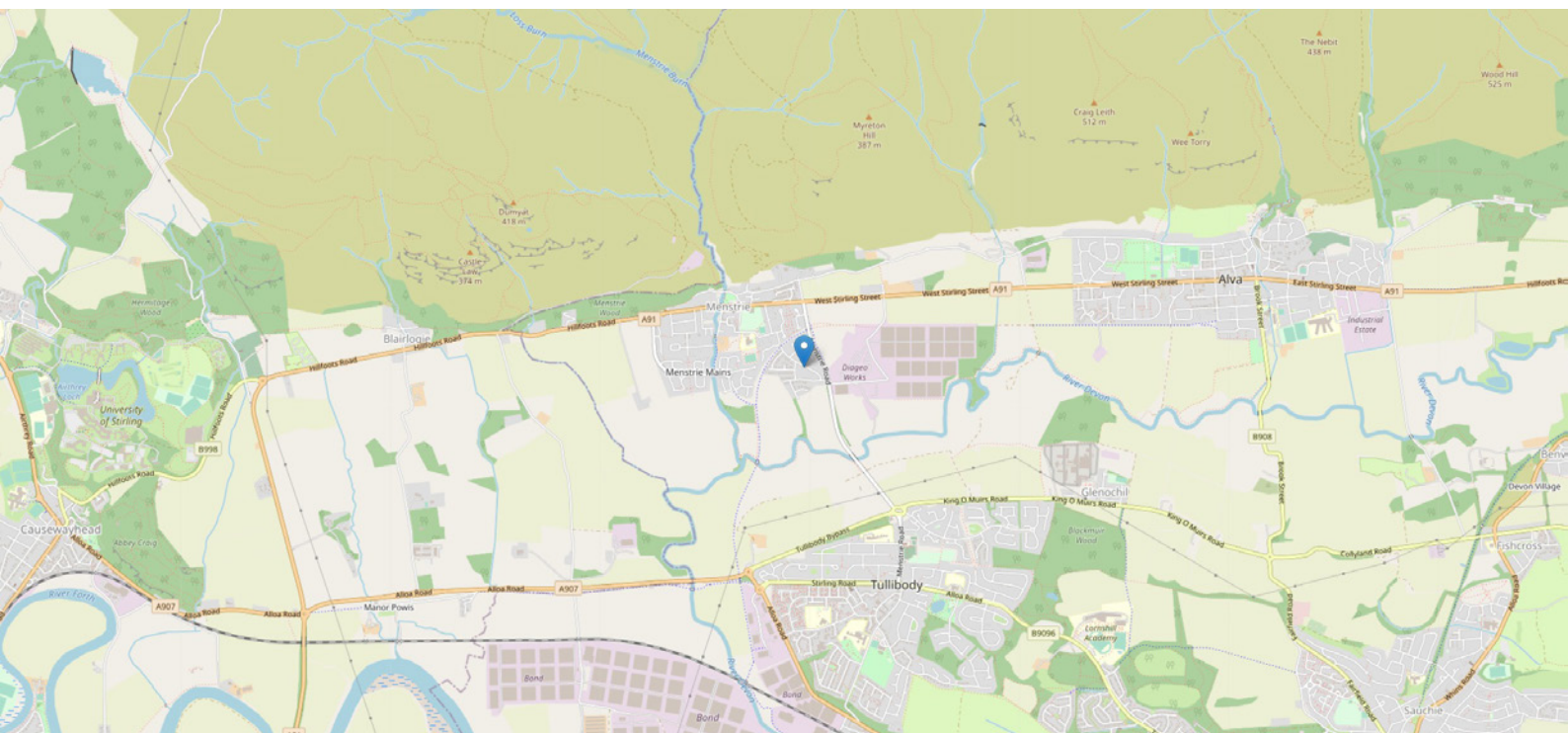


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen/Diner	5.75m (18'10") x 3.60m (11'10")
Shower Room	2.10m (6'11") x 1.95m (6'5")

Bedroom 1	5.70m (18'8") x 3.70m (12'2")
Bedroom 2	2.65m (8'8") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

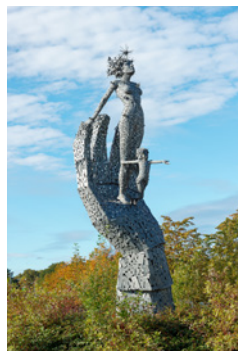
Menstrie (Scottish Gaelic: Meanstraidh) is a village in the county of Clackmannanshire in Scotland. It is only about five miles (eight kilometres) east-north-east of Stirling with easy access to Stirling University and other attractions such as the Wallace Monument. It is one of a string of towns that, because of their location at the base of the Ochil Hills, are collectively referred to as the Hillfoots Villages or simply The Hillfoots.





Menstrie stands on the carse or flood plain of the River Devon, between ten and twenty metres altitude above sea level. It is roughly astride the Ochil Fault whose movement gave rise to the dramatic southern scarp of the Ochils but which is now almost quiescent. Two of the most westerly summits of the Ochil Hills, Dumyat and Myreton Hill, rise steeply to the north of the village to reach about 400m altitude. These two hills are divided by Menstrie glen, from which the small watercourse of Menstrie Burn emerges and runs through the village. About a kilometre to the south of Menstrie, the burn joins the River Devon which in turn meets the River Forth at Cambus.

Burnside Road is also positioned to enjoy all the countryside of the surrounding areas from Country Parks to the many golf clubs in the area throughout all these areas there is a plethora of activities for all the family to enjoy from the walks in the hills, cycle paths, fishing in the nearby rivers presents this property and the surrounding areas with a lot to offer to its next owner.



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