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16b Main Street East
MENSTRIE, FK11 7BL

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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.

Entrance to the building is through a side access into an internal hallway. 16b is a delightful flat within a popular residential area.

The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with light.

The kitchen features a range of floor and wall mounted units. There is a good sized bedroom which is double in size, with it benefiting from a double mirrored fitted wardrobe and space for free standing furniture if required.

The bathroom with shower is partially tiled, which completes the accommodation. The property also benefits from double glazing. On-street parking is available at the front of the property.

Viewing is recommended to appreciate the accommodation on offer.



