





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

26 Birch Grove

FORTH VALLEY & THE TROSSACHS, FK11 7DW

26 Birch Grove

Menstrie (Scottish gaelic: Meanstraidh) is a village in the county of Clackmannanshire in Scotland. It is about 5 miles (8 kilometres) east-north-east of Stirling. 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 10 and 20 metres altitude above sea level. It is roughly astride the Ochil Fault whose move- ment 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, Du- myat 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 water- course 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 coun- tryside of the surrounding areas from Country Park 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 sur- rounding areas with a lot to offer to its next owner.

26 Birch grove is a beautiful three bedroom detached villa built in a quiet residential location with stunning views of the Ochil hills.The property has been well maintained by the present owners and is in move-in condition. The welcoming reception hall, with stairs leading to the upper level. The lounge/ dining area is pleasantly located to the front of the property with doors leading to the kitchen.The modern fitted kitchen has a full range of stylish units with many integral appliances and a door leading to the rear gardens.The downstairs WC is situated off the hallway. To the upper level, there are three good sized bedrooms, all with space for free standing furniture if required. The luxurious three piece family bathroom completes the accommodation on offer. Double glazing and gas central heating have been installed throughout.

















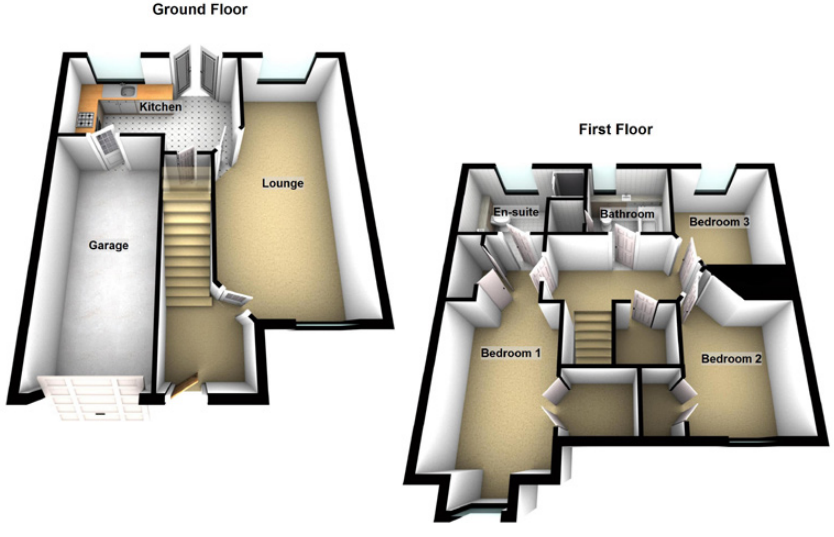








Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	6.65m (21'10") x 3.30m (10'10")
Kitchen	4.40m (14'5") x 2.30m (7'7")
Bedroom 1	6.20m (20'4") x 2.65m (8'8")
En-suite	2.00m (6'7") x 1.50m (4'11")
Bedroom 2	3.00m (9'10") x 2.00m (6'7")
Bedroom 3	2.60m (8'6") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Garage	5.60m (18'4") x 2.48m (8'1")

Gross internal floor area (m²) - 91

EPC Rating - D

Extras
(Included in the sale)

Floor coverings, carpets, blinds and lights.

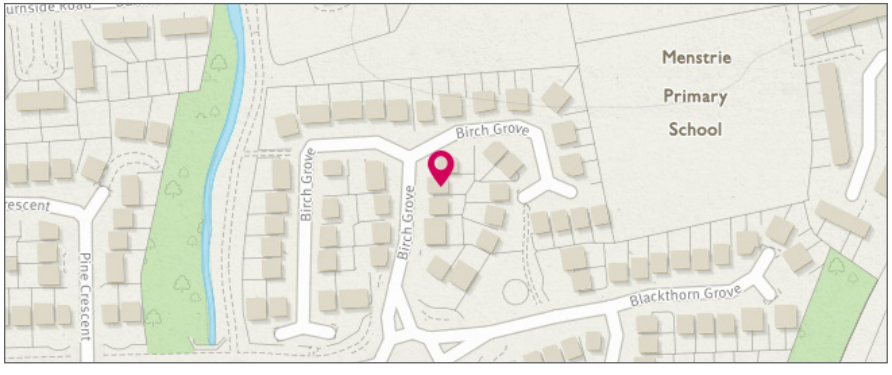


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk