



**51 BLENHEIM PLACE,
STENHOUSEMUIR,**

OFFERS IN THE REGION OF

£92,000

THIS 2 BEDROOM MID TERRACED PROPERTY IS SITUATED IN THE POPULAR AREA OF STENHOUSEMUIR (ANTONSHILL). THE PROPERTY IS SITUATED IN A CHILD SAFE CUL-DE-SAC & COULD ALSO DO WITH A GENERAL COSMETIC MAKEOVER BUT IS IN MOVE-IN-CONDITION. ACCOMMODATION COMPRISES: ENTRANCE VESTIBULE, LOUNGE, KITCHEN/DINER, SHOWER ROOM, 2 GOOD SIZED BEDROOMS (BOTH WITH BUILT IN MIRRORED WARDROBES). THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING & DOUBLE GLAZING. EXTERNALLY THE PROPERTY HAS GARDEN TO THE FRONT AND A REAR PRIVATE GARDEN. THERE IS PARKING FOR RESIDENTS AND GUESTS ALIKE. BUS ROUTES & LOCAL SHOPS ARE EASILY ACCESSED. LARBERT HIGH SCHOOL, ST.BERNETTES'S PRIMARY SCHOOL ARE CLOSE AT HAND. WITHIN EASY REACH OF MOTORWAY LINKS TO GLASGOW, EDINBURGH & THE NORTH. THE TRAIN STATION HAS A SUPERB SERVICE WHICH RUNS REGULAR SERVICES SPECIFICALLY TO GLASGOW & EDINBURGH ONLY TAKING 30 MINUTES EITHER WAY. THIS PROPERTY WOULD BE IDEAL FOR 1ST TIME BUYERS OR BUY TO LET!!



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ENTRANCE VESTIBULE: 5'4 X 3'8 (1.63 X 1.12)

Carpet. Front entrance door. Light fitting. Radiator.

LOUNGE: 15'5 X 13'1 (4.69 X 3.99)

Carpet. Window to front with curtain over. Under stair cupboard hosting electrics. Thermostat. Smoke alarm. TV point. Light fitting. Radiator. 2 singles & 1 double socket.

KITCHEN/DINER 15'3 X 9'4 (4.65 X 2.84)

Linoleum flooring. 2 windows to rear. Frosted door to rear leading to rear garden. Range of floor & wall units. Laminate worktops. Inset stainless steel sink & drainer. 4 ring gas hob with grill & oven. Washing machine. Fridge freezer. Boiler stored at high level. Strip light & 3 way light fitting. 3 singles & 2 double sockets & spur points for appliances.

HALLWAY: 6'8 X 5'5 (2.03 X 1.65)

Carpet. Storage cupboard hosting water tank. Loft access. Smoke alarm. Light fitting. 1 single socket.

BATHROOM: 6'9 X 6'3 (2.06 X 1.91)

Linoleum flooring. Frosted window to rear. 2 piece white suite. Large shower cubicle with electric shower & is tiled all around. Light fitting. Radiator. Accessories included.

MASTER BEDROOM: 12'3 X 9'9 (3.73 X 2.97)

Carpet. Large window to front. Double mirrored wardrobes with hanging rails & shelving. Telephone point. Light fitting. Radiator. 2 single sockets.

BEDROOM: 9'4 X 8'3 (2.84 X 2.51)

Carpet. Large window to rear. Double mirrored wardrobes with hanging rails & shelving. Light fitting. Radiator. 2 single sockets.

EXTERNALLY:

To the rear the property is fully fenced in. Garden hut included. Slabbed area. Area laid to lawn. Rear access gate for bins at the bottom of the garden. To the front of the property it is mainly laid to lawn. Gas meter.

By appointment through Agent on (01324) 557776 or email property@jsbgillespie.co.uk.

TAX BAND: C

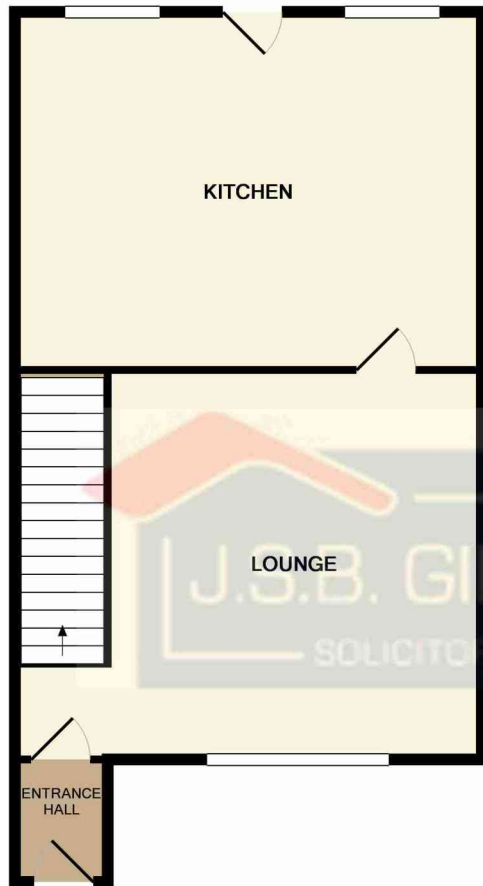
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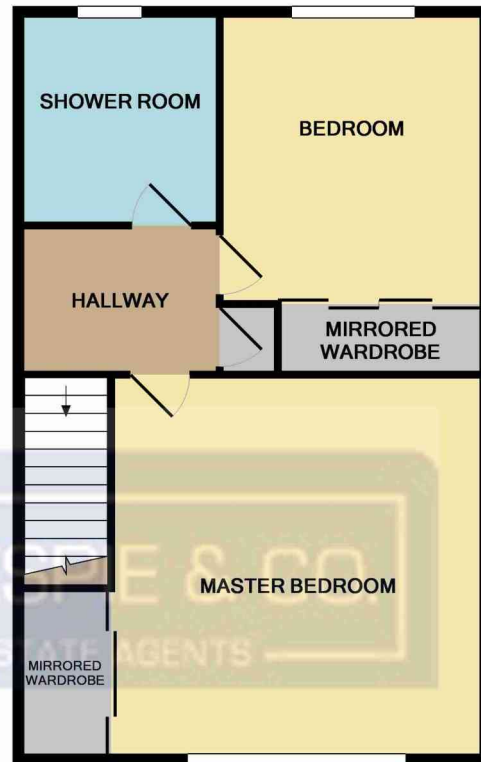
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ENTRY:

Negotiable.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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FOR A **FREE NO OBLIGATION VALUATION** CONTACT BELOW:-

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Whilst these particulars are believed to be correct, they are not guaranteed by the selling agents and do not form part of any contract of sale.