



REMAX
Property

52 Blenheim Place, Stenhousemuir, FK5 4PT

Offers Over £270,000



A beautifully presented four bedroom home designed for modern family living, featuring two Bathrooms, low maintenance garden and nestled in a fantastic, well connected location.

Lauren Beresford and RE/MAX Property are delighted to present to the market 52 Blenheim Place, Stenhousemuir, FK5 4PT. Comprising of: Entrance Hall, Lounge, Kitchen, Utility, Reception/Bedroom, Shower Room, a further three Bedrooms and Bathroom. This property benefits from gas central heating, double glazing, floored attic and parking.

Blenheim Place is a quiet and family oriented setting within Stenhousemuir, minutes walk to St Bernadette's RC Primary School and a short drive to other local schools. There are newly developed shops a few minutes walk away from the property and an ASDA supermarket closeby. The property is well-placed for access to many excellent amenities including the surrounding road and motorway network and Larbert Rail Station, popular with commuters. Stenhousemuir and adjoining Larbert are highly regarded locations which lie within easy reach of excellent shopping, civic and recreational facilities, Larbert Rail Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road network offers superb access to many central Scottish centres of business including Glasgow, Stirling, Fife, Falkirk, Grangemouth and Edinburgh.

Freehold Property.
Council Tax Band E.
EPC C.
No Factor Fees.

The home report can be downloaded from the RE/MAX website.

Entrance Hallway

7' 7" x 4' 4" (2.31m x 1.33m)

Enter into the Hall, there is one central light fitting, painted walls, large wall mounted vertical radiator, carpet flooring and space for storage.

Lounge

14' 4" x 13' 6" (4.37m x 4.11m)

Beautiful and cosy Lounge with one central light fitting, painted walls, front facing window, two vertical wall radiators, cupboard under the stairs where the boiler is, carpet flooring and double glass door leading to the kitchen and extended part of the home.

Kitchen/Dining

16' 9" x 7' 11" (5.10m x 2.41m)

In the heart of the home there is the Kitchen with space for dining, access to the additional kitchen units, utility room, and additional room with Ensuite. There is an extractor hood, worktop, base units, induction hob, and glass and stainless steel sink with mixer tap. Around the space there is spotlighting, one central light fitting, painted walls with tiled splashback, one vertical wall radiator, vinyl tile flooring and a built-in storage cupboard.

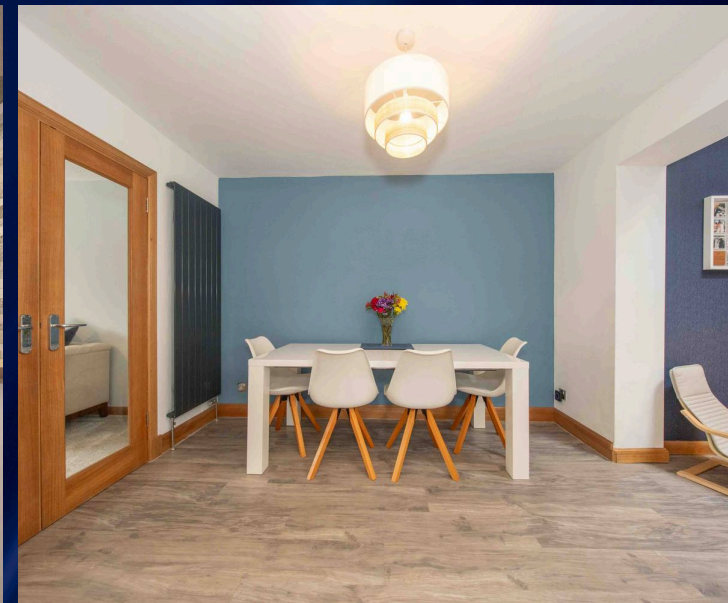
Extended Kitchen (4.44m x 1.25m)

Wall and base units with integrated fridge/ freezer and integrated double oven. The space has spotlighting, skylight window, vinyl tile flooring and external door to the side of the property.

Utility

7' 8" x 6' 7" (2.33m x 2.01m)

Utility has a worktop, base unit, space for white goods, space for additional storage and built-in shelf. There is spotlighting, painted walls, tile splashback, one radiator and vinyl tile flooring.





Storage Space

5' 7" x 4' 2" (1.69m x 1.26m)

Space in-between Dining and additional room which can be used as a study area or extra storage. There is spotlighting, skylight window, wallpaper and painted walls and vinyl flooring.

Bedroom/reception room

13' 10" x 12' 2" (4.22m x 3.72m)

Extended part of the home which can be used as a reception room or Bedroom with French doors to the rear garden and access to the Shower Ensuite. There is spotlighting, wallpaper and painted walls, one radiator and carpet flooring.

Ensuite shower room

7' 8" x 6' 11" (2.33m x 2.10m)

Shower room comprising of: large shower cubicle with rainfall and handheld shower, sink vanity with mixer tap, built-in storage unit and toilet. There is spotlighting, extractor fan, painted walls, large towel radiator, rear facing opaque window and vinyl flooring.

Upper hall

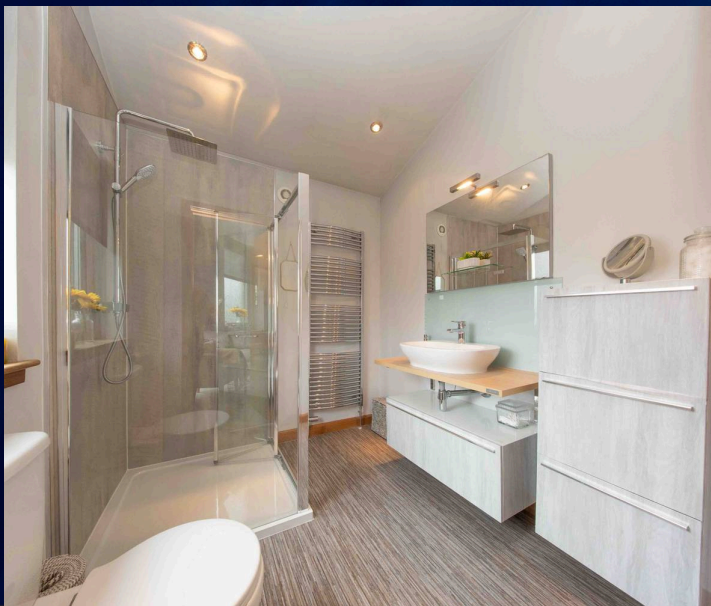
8' 11" x 6' 4" (2.72m x 1.92m)

Access to three double Bedrooms, Bathroom, floored attic and built-in cupboard space. There is one central light fitting, painted walls, glass banister, side facing window and carpet flooring.

Bedroom One

13' 6" x 10' 3" (4.11m x 3.13m)

One central light fitting, painted walls, front facing window, one radiator, built-in storage cupboard and carpet flooring.





Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

One central light fitting, painted walls, front facing window, one radiator, built-in storage cupboard and carpet flooring.

Bedroom Three

10' 2" x 9' 4" (3.11m x 2.84m)

One central light fitting, painted walls, rear facing window, built-in storage cupboard and carpet flooring.

Bathroom

7' 5" x 5' 7" (2.27m x 1.71m)

Three piece Bathroom comprising: toilet onto wall, sink vanity, bath with mixer tap, shower screen and overhead shower. There is spotlighting, tiled walls, rear facing opaque window, wall mounted mirror, towel radiator and laminate flooring.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 80.0 m² FLOOR 2 41.4 m²
 TOTAL: 121.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 80.0 m² FLOOR 2 41.4 m²
 TOTAL: 121.4 m²

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REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.