

01786 821012

4 & 6 Beech Road, Dunblane,
Perthshire, FK15 0AA
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15 GRANT DRIVE

DUNBLANE, FK15 9HU

OFFERS OVER: £369,000



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A fantastic opportunity to own a well maintained, family-friendly detached house in a popular street near schools, transport links and town centre. With four bedrooms and a study, and open plan living and dining areas, this property is sure to appeal to those looking for a spacious and flexible Dunblane home.



Built around 1980 and enjoying a quiet yet convenient location, this impressive, detached house extends to around 118 square meters and offers generous accommodation over two levels.

The ground floor comprises a bright, welcoming hallway, light and airy, lounge with fireplace and living flame gas fire, open plan dining area, modern kitchen with breakfasting space, downstairs shower-room and utility room. Upstairs, there are four bedrooms, study and family bathroom.

The kitchen is fitted with cherry floor and wall units, complemented by black laminate worktops and is well-equipped with a range of appliances including 5-burner gash hob, double electric oven, fridge-freezer and dishwasher. There is space for a washing machine in the useful utility room at the rear of the house.

The property is presented in tasteful, neutral décor and has quality flooring and carpeting throughout.

Outside, there is a split-level garden to the rear, with a suntrap patio and well-kept lawn. To the front is a neat, low-maintenance garden, private drive with off-street parking and a single, integrated garage.

Warmth is provided by gas central heating, and all windows throughout the property are double-glazed.

Need to know

- Detached family home in popular street
- Four-bedrooms
- Study
- Downstairs shower-room
- Utility room
- Integrated garage
- Off-street parking
- Open plan lounge and dining space
- Well-maintained and presented in neutral decor
- Close to primary and secondary schools

Room dimensions:

Lounge: 6.1m x 3.6m

Dining: 2.8m x 2.2m

Breakfasting kitchen: 3.9m x 3.1m

Shower-room/WC: 1.6m x 1.4m

Utility Room: 2.4m x 2.1m

Bedroom 1: 3.6m x 2.8m

Bedroom 2: 3.7m x 2.9m

Bedroom 3: 3.3m x 2.4m

Bedroom 4: 2.4m x 1.5m

Study: 2.0m x 1.6m

Bathroom: 2.0m x 1.5m

Location

15 Grant Drive is set on a quiet street only a few minutes' walk to Dunblane's town centre, the green parkland of Laighills and close to both Dunblane Primary School and High School. All local services and amenities are readily accessible; while the more extensive facilities offered in Stirling are only a ten-minute drive to the south. The rail station which is just a short walk away provides excellent links to Perth, Stirling, Edinburgh, and Glasgow. Dunblane boasts primary and secondary schools with first-class reputations and possesses good leisure facilities with a challenging eighteen-hole golf course, a swimming pool, numerous sports, and social clubs, including the local tennis club and excellent Dunblane Youth and Sports Centre. There is an extensive Dunblane Path Network that extends up Sheriffmuir and surrounding areas providing excellent variety for dog walking. The High Street is home to the award-winning Tilly Tearoom and a selection of other excellent restaurants, bars, cafes, and independent retailers. With its easy access to the road and rail network covering central Scotland and beyond, Dunblane remains a very desirable area among house hunters.

Finer details:

Council tax: Band E

EER: D

Superfast broadband: available in the area

School catchment: Dunblane Primary and Dunblane High School

The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.

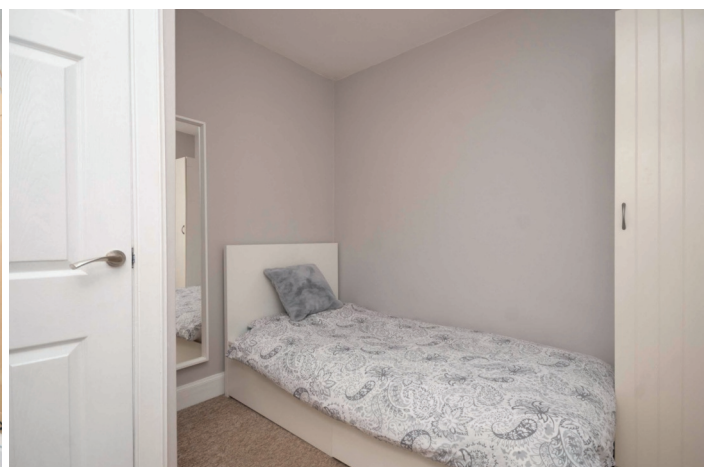
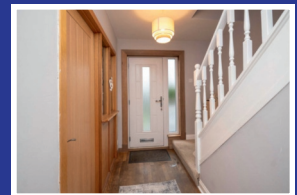
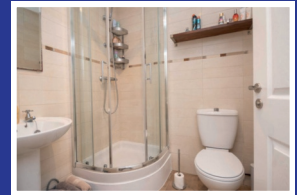




Illustration For Identification Purposes Only. Not To Scale (ID:932536 / Ref:83710)



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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