



Cathedral City Estates

3 Stirling Road

DUNBLANE, FK15 9EP

OFFERS OVER: £145,000

Dunblane Train Station - 128 ft

Dunblane High School - 0.9 miles

Local Supermarket - 0.1 miles

(Distances are approximate)

A delightful two-bedroom terraced house, centrally located in Dunblane and conveniently situated for all local amenities. This beautifully presented home, with modern décor throughout, has the benefit of private space to the rear, and would make an ideal opportunity for a first time buyer or buy-to-let.

Built around 1900 in the popular town of Dunblane, with accommodation extending to 56 sqm over two levels, this delightful home offers stylish living space comprising entrance hall, open-plan lounge and kitchen, downstairs cloakroom, two bedrooms and family shower room. The property has been tastefully modernised and is well presented throughout. There is an access hatch with extending ladder from here to a floored attic with lighting, and there is ample room for bedroom furniture.



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Lounge/Kitchen (6.1m x 3.5m) -

The bright and welcoming open plan lounge and kitchen has a window to the front of the property and a double window and partially glazed door to the rear which allows plenty of natural light to flood the space. This stylish room has neutral décor and grey laminate flooring. The kitchen area has contemporary grey gloss wall and base units with block wood effect worktop and integrated electric oven with grill, electric hob and wall-mounted microwave. There is a free-standing fridge-freezer and an under-counter dishwasher.

Cloakroom/Utility room (1.7m x 1.1m) -

The downstairs cloakroom comprises WC and hand basin, and comfortably stores a washing machine. There is also useful recessed shelving for storage. Moving upstairs, a carpeted stairway leads to an airy landing with a window providing light and a large linen cupboard.

Bedroom 1 (2.9m x 2.4m) -

The main double bedroom is decorated in neutral tones and benefits from a single built-in wardrobe and recessed shelving for additional storage. There is an access hatch from here to the attic and there is ample room for bedroom furniture.

Bedroom 2 (2.9m x 2.2m) -

The second front-facing bedroom is decorated in light tones with grey carpet and features a built-in captain's bed with under-bed storage.

Shower room (1.8m x 1.5m) -

The stylish shower room is fitted with a modern white suite and includes a corner shower unit, hand-basin and WC. The room is finished with wet wall and vinyl flooring for easy upkeep.

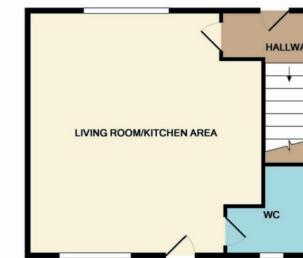
Warmth and hot water are provided by an Alpha gas combination boiler. The property is double-glazed throughout.

There is access to a small courtyard area at the rear which is laid with chippings for ease of maintenance.

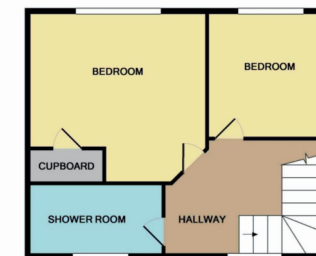
FINER DETAILS

Council Tax - Band C

EER- C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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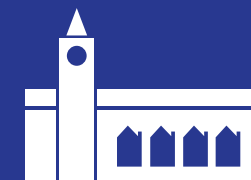
4 & 6 Beech Road, Dunblane, Perthshire, FK15 0AA

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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 owner-ship. 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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