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9, BRUCE AVENUE

DUNBLANE, FK15 9JB

OFFERS OVER: £450,000



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An impressive, well maintained, modern, five-bedroomed detached house in a popular crescent near schools, transport links and open country. This property benefits from a private rear garden, and an integrated garage with off-street parking for three cars.



AT A GLANCE:

Built around 1965 and enjoying a quiet yet convenient location, this impressive, detached house extends to around 182 square meters and offers generous accommodation over two levels.

The ground floor comprises a bright, welcoming hallway, tasteful, cosy, lounge with stone fireplace, a well-designed, modern kitchen/dining room with integrated fridge/freezer, oven and ceramic hob. The kitchen is open plan to a beautiful conservatory extension with Amtico flooring and bi-fold doors out to the patio and landscaped garden. There are also two double bedrooms, a modern shower room and a utility room with washing machine and condenser dryer. All integrated appliances are included in the sale.

On the first floor, there are two further double bedrooms, one single bedroom/office, a stylish, modern family bathroom with bath and separate shower, and excellent storage.

Outside, there is a beautiful, landscaped garden to the rear, with a suntrap patio, and mature planting. To the front is a neat, low-maintenance garden, private drive with parking for several cars, and an integrated garage.

This home is equipped with quality appliances, fixtures and fittings. It benefits from tasteful, neutral décor and quality flooring throughout.

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

NEED TO KNOW:

- > Five-bedrooms
- > Detached house
- > Bright corner plot
- > Integrated garage
- > Off-street parking for three cars
- > Landscaped garden
- > Conservatory
- > Beautiful modern kitchen with high gloss grey units and free-standing island with ceramic hob.
- > Excellent storage
- > Contemporary, neutral design
- > Integrated Bosch appliances
- > Close to primary and secondary school

APPROX ROOM SIZES:

Lounge: 5.5m x 3.7m

Dining kitchen: 5.5m x 4.0

Hall: 5.3m x 2.0m

WC - cloakroom: 2.5m x 2.0m

Utility Room: 3.9m x 2.0m

Sun lounge: 5.0m x 3.6m

Bedroom 1: 4.0m x 3.5m

Bedroom 2: 3.7m x 3.5m

Bedroom 3: 5.0m x 4.1m

Bedroom 4: 2.4m x 2.2m

Bedroom 5: 5.1m x 5.4m

Landing: 5.5m x 1.0m

Bathroom: 2.6m 2.2m

THE LOCATION:

9 Bruce Avenue is tucked away in a quiet crescent only a few minutes' walk to Dunblane's town centre 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.

THE FINER DETAILS:

Council tax: Band F

EER: D (66)

Superfast broadband: available in the area

School catchment: Dunblane Primary and Dunblane High School

The date of entry is flexible and by mutual agreement.

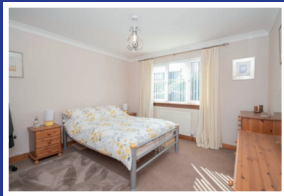
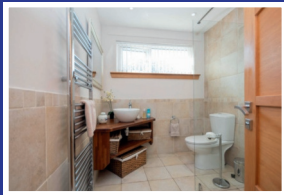
Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 a guide only for 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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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.