



Cathedral City Estates

## 60b High Street

DUNBLANE, FK15 0AY

OFFERS OVER: £125,000

Dunblane Train Station - 0.7 miles

Stirling City Centre - 6.4 miles

University of Stirling - 4.1 miles

(Distances are approximate)

A fantastic opportunity to purchase a lovely, characterful one-bedroom flat with period features and a shared garden at the heart of Dunblane's old town.

This charming flat is located on the first floor of a historic close at the heart of Dunblane's old town and provides accommodation extending to about 60sqm, comprising a lounge, eat-in kitchen, utility, double bedroom, and shower room, shared garden.



# 60b High Street

## Dunblane

### NEED TO KNOW

- One bedroom flat
- Central location
- Beautiful communal garden with own private area
- Eat-in kitchen
- Large bedroom
- Original features
- Good storage

### APPROXIMATE ROOM SIZES

Hall (2.6 x 2.4m), Living room (4.6m x 3.8m), Kitchen diner (4.3m x 3.8m), Bedroom (4.6m x 2.9m), Shower room (2.2 x 1.4m)

### FINER DETAILS

Council tax: Band B

EER: Band D

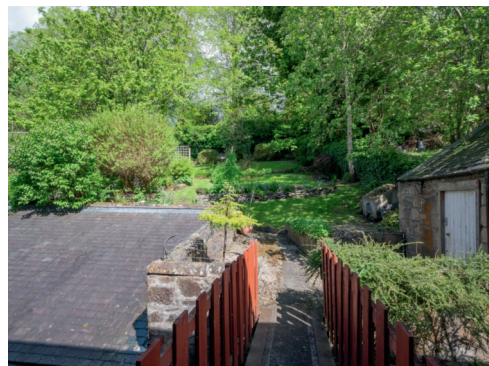
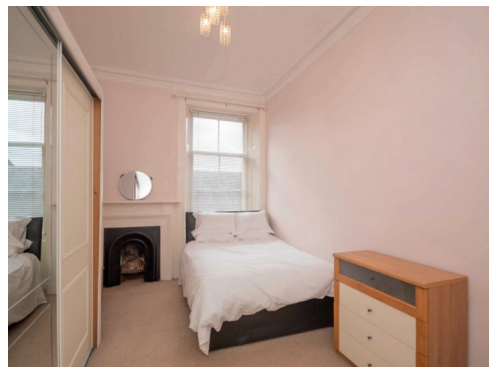
Superfast broadband: available in the area

School catchment: Newton Primary and 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.



Approximate Gross Internal Area  
61.5 sq m / 662 sq ft

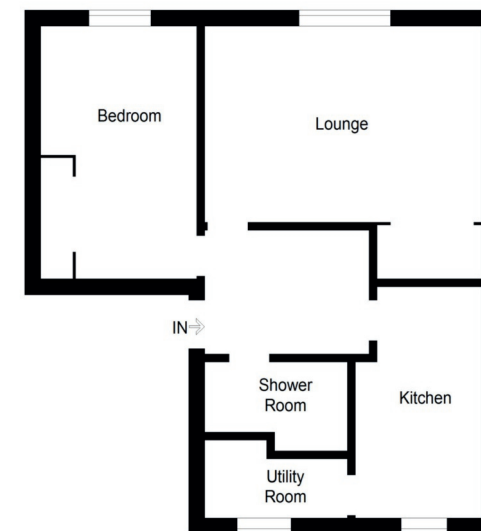


Illustration For Identification Purposes Only.  
Not To Scale (ID970064 / Ref:84904)

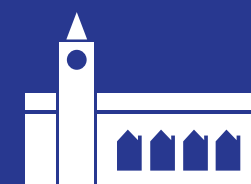
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[cathedralcityestates.co.uk](http://cathedralcityestates.co.uk)



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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