



Cathedral City Estates

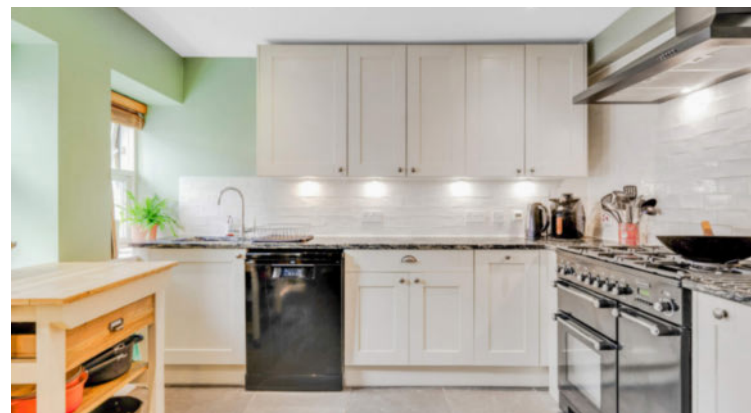
114 HIGH STREET

OFFERS OVER £245,000

Dunblane Train Station - 0.6 miles
Dunblane Primary School 1.4 miles
Newton Primary School - 1.2 miles
Dunblane High School - 1.6 miles
(Distances are approximate)

Step into a world of calm in this beautifully refurbished, three-bedroom traditional cottage at the heart of historic Dunblane. This gorgeous property is in move-in condition and benefits from a private garden and stunning views.

Dating back to 1850, the property is a traditional terraced cottage which has been sympathetically modernised and refurbished to a very high standard. It is located on the High Street, the heart of historic Dunblane and is within easy walking distance to shops, restaurants, schools, the station and all other local amenities.



Dunblane

NEED TO KNOW

Desirable, historic town-centre location

Traditionally built cottage

Three bedrooms

Recently refurbished and upgraded

Terraced garden with stunning roof-top views

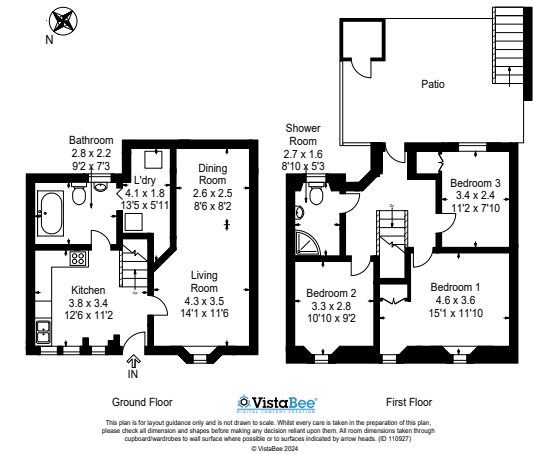
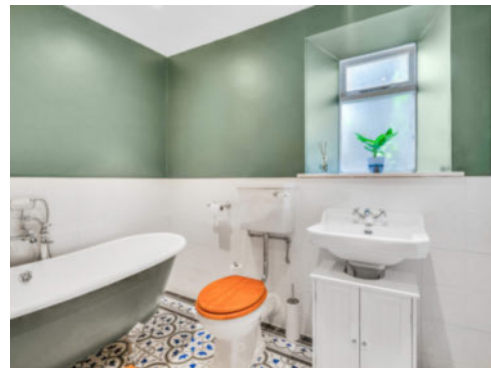
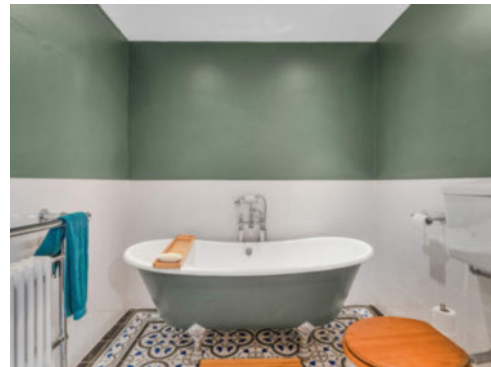
Kitchen and bathroom with underfloor heating

APPROXIMATE ROOM SIZES

Living room - 4.3m x 3.5m, Dining room, 2.6m x 2.5m, Kitchen 3.8m x 3.4m, Laundry 4.1m x 1.8m, Bathroom 2.8m x 2.2m, Bedroom 1 4.6m x 3.6m, Bedroom 2 3.3m x 2.8m, Bedroom 3 3.4m x 2.4m, Shower room 2.7m x 1.6m

THE LOCATION

The High Street is the historic heart of the City of Dunblane with its excellent range of individually-owned businesses, cafes, restaurants and local amenities. The railway 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 private leisure club with 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 to up Sheriffmuir, into the Laigh Hills Park 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.



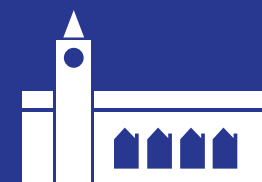
01786 821012

4 & 6 Beech Road, Dunblane, Perthshire, FK15 0AA
cathedralcitystates.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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