



25 OCHLOCHY PARK

DUNBLANE, FK15 0DU
OFFERS OVER £495,000



Cathedral City Estates

25 OCHLOCHY PARK

Dunblane Train Station - 0.6 miles
Newton Primary School - 0.9 miles
Dunblane High School - 1.6 miles
(Distances are approximate)

Situated in one of Dunblane's most sought-after locations, with impressive views over Ochloch Park to the rear, this is a fantastic opportunity that will appeal to a range of buyers. Ochloch Park is arguably one of the most sought-after streets in Dunblane, and this is one of the few properties that enjoys breathtaking views overlooking the park and pond.

This two-bedroom detached home backs onto picturesque parkland and is only a short walk from Dunblane's local walking paths, amenities, the station, and transport links.

Built around 1958, the accommodation extends to 115 sqm over one level and comprises a reception hall, lounge/dining room, sunroom, kitchen, utility room, master bedroom with en-suite shower room, second bedroom, and a family bathroom.

The property has gone under significant upgrading, featuring a completely refurbished kitchen with new units and appliances, fully modernised shower room and en-suite, new double glazing and composite front door, media wall and stylish oak internal doors throughout. The sun room has also recently been rebuilt to fully benefit from the views over Ochloch Park.

Built on a generous plot with potential for future development, the home also benefits from stunning, beautifully maintained gardens, new decking area and an integral single garage. The properties driveway and connecting pathways have also recently been renewed.

Hallway

The property is entered via a spacious and welcoming hallway. The space is wallpapered and features a fitted carpet, a storage cupboard, and oak doors, creating a warm and inviting entrance to the home.

Open-Plan Lounge & Sunroom

This spacious open-plan living area seamlessly connects the lounge, dining space, and sunroom, creating a bright and airy environment perfect for both relaxation and entertaining. The lounge features a modern media wall with a recess for a TV and a stylish glazed electric fire, adding a contemporary touch. A large picture window at the front floods the space with natural light, while the carpeted flooring enhances the room's warmth and comfort.

Flowing effortlessly from the lounge, the sunroom extends the living space, offering breathtaking views over Ochloch Park and the pond. This solid-built recent addition provides a tranquil retreat and direct access to a decked area, perfect for enjoying the surroundings in any season. With its seamless integration into the main living area, the sunroom enhances the home's sense of space and



connection to the outdoors.

Kitchen

The kitchen has been completely refurbished with stylish gloss duck egg blue units and modern integrated appliances, including a slimline dishwasher, double Neff electric ovens, an induction hob, a wine cooler, and a tall larder fridge. A small breakfast bar provides a convenient spot for casual dining or enjoying a morning coffee. A large picture window provides lovely views to Ochloch Park, while the layout provides excellent storage and preparation space.

Utility Room

Leading off from the sunroom, the utility room provides generous laundry space, including a Bosch washing machine, storage, and space for a tumble dryer. There is also room for a large freezer and access to the garage.

Bedroom 1

The spacious master bedroom features a large picture window to the front, allowing plenty of natural light. The room is wallpapered in green tones, complemented by a coordinating fitted carpet, creating a calm and inviting atmosphere. Two fitted double wardrobes and two sets of fitted drawers provide excellent storage, keeping the space both stylish and practical.

The en-suite shower room is fully tiled and finished in white marble-effect tiles. It features a large walk-in shower, a WC, and a hand basin set in a sleek grey gloss vanity unit. A chrome heated towel rail adds a touch of luxury and warmth.

Bedroom 2

The second double bedroom enjoys fantastic views of the rear garden and parkland. With plenty of space for bedroom furniture, it is finished in neutral tones with a fully fitted carpet.

Shower-room

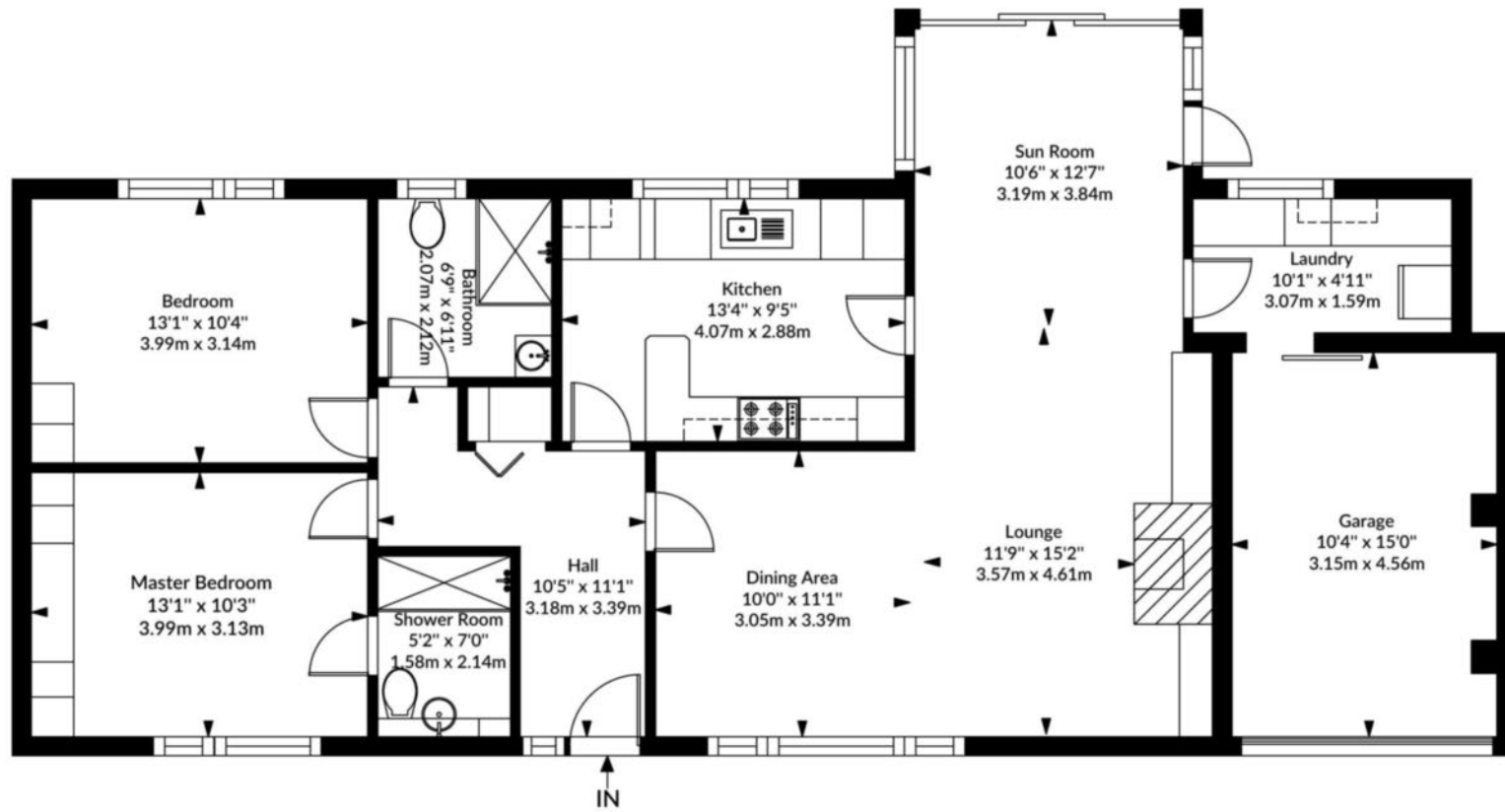
The shower-room has been completely modernised, finished in contemporary tiling and featuring a large walk-in shower unit, a WC, and a hand basin set within a stylish vanity unit. A chrome heated towel rail enhances both function and comfort. The property benefits from gas central heating via a Valliant boiler and is double-glazed throughout.

Outdoor Space

The beautifully maintained gardens are a true highlight of this home. Steps lead down to a large patio area at the side, enclosed by mature plants, trees, trellises, and stone walls, creating a private and secluded outdoor retreat. Various seating areas throughout the garden provide perfect spots to enjoy views of the pond and local wildlife, while well-kept lawns are edged with vibrant flower beds, hedges, and shrubs.

To the front, a low-maintenance garden is mainly laid to lawn, with a paved path leading to the front door, bordered by mature plants and hedging. A private mono-blocked driveway offers parking for one car and leads to a single integral garage with an electric door.





vistaBee

This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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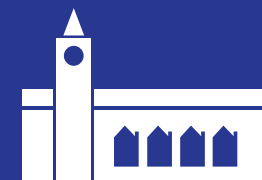
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Important Information:

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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