



Cathedral City Estates

2 ARGYLE GROVE

OFFERS OVER £295,000

Dunblane Train Station - 0.7 miles

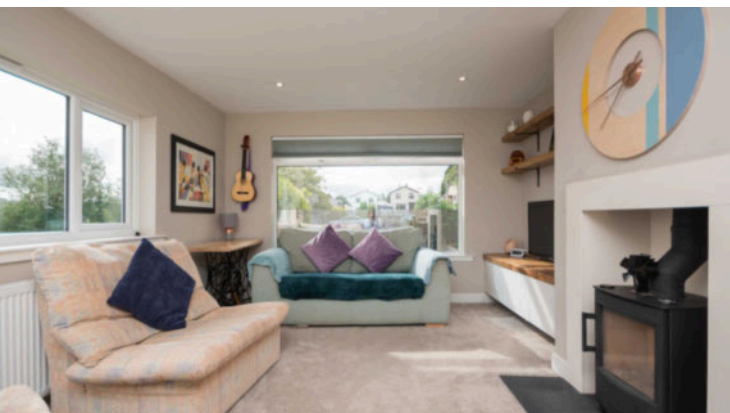
Dunblane Primary School - 1 mile

Dunblane High School - 0.9 miles

(Distances are approximate)

Fantastic opportunity to purchase a lovely three-bedroom detached family home close to schools and amenities with outstanding views and planning permission in place for a two-storey extension.

A lovely three-bedroomed detached house located in one of Dunblane's most popular areas. Built in the early 1970s and enjoying a quiet yet central location, this lovely family home extends to around 97 square metres with accommodation over two levels. The property has been extensively upgraded within the past three years, including a new kitchen, bathrooms, oak doors, bannisters and windows, and there is planning permission in place for a two-storey extension.



Dunblane

NEED TO KNOW

Three-bedroom family home

Detached

Planning permission in place for two-storey extension

Outstanding views

Garage and off-street parking

Enclosed garden

Close to schools

APPROXIMATE ROOMS SIZES

Approximate room sizes: Sitting room (4.7 x 3.5m), Kitchen/diner (5.5 x 3.3m), WC (1.6 x 0.8m), Bedroom 1 (3.8 x 3.5m), Bedroom 2 (3.9 x 2.5m), Bedroom 3 (2.7 x 2.6m), Family bathroom (2.6 x 1.9m), Utility (3.5 x 2.2m)

THE LOCATION

Argyle Grove is located in a popular residential development close to open country yet only a few minutes' walk to the town centre and its amenities and both Dunblane Primary School and High School. It is particularly popular with families due to its proximity to a lovely park and open country. All local services are readily accessible, while the city of Stirling is only a ten-minute drive to the south. The beautiful and historic City of Dunblane gains its city status from the magnificent 13th century Cathedral that dominates the local landscape. It boasts primary and secondary schools with first-class reputations, provides good leisure facilities with a challenging eighteen-hole golf course, numerous sports and social clubs, including the local tennis club and excellent Dunblane Youth and Sports and the DoubleTree by Hilton Dunblane Hydro hotel, have made Dunblane an ever more popular location. With its easy access to the road and rail network covering central Scotland and beyond, Dunblane remains a much sought-after area among house hunters.



01786 821012

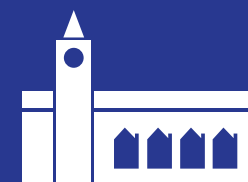
4 & 6 Beech Road, Dunblane, Perthshire, FK15 0AA

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.



Cathedral City Estates