



Cathedral City Estates

## 18h Buccleuch Court

DUNBLANE FK15 0AR

OFFERS OVER £140,000

Newton Primary - 1.2 miles

Dunblane High School - 1.3 High School

Dunblane Railway Station - 0.5 miles

(Distances are approximate)

A lovely, bright, two-bedroom, top-floor flat with cathedral views and allocated parking in a central and convenient location close to the Old Town and all Dunblane's amenities.

This well presented, spacious top-floor flat is part of a small development tucked away behind the historic Dunblane Cathedral in a quiet cul-de-sac. Built around 1970 and extending to around 65 square metres, the apartment provides accommodation comprising an open-plan lounge with dining area, breakfasting kitchen, two double bedrooms, bathroom, excellent built-in storage and allocated off-street parking.



# 18h Buccleuch Court

## Dunblane

### NEED TO KNOW

- Two-bedroom top-floor apartment
- Open-plan living and dining space
- Spacious bedrooms
- Fantastic Cathedral views
- Allocated parking
- Central yet quiet location
- Excellent built-in storage

### APPROXIMATE ROOM SIZES

Sitting/dining room (7.1 x 3.2m), Kitchen (3.6 x 2.2m), Bathroom (2.4 x 1.9m), Bedroom 1 (3.7 x 3.0m), Bedroom 2 (2.9 x 2.5m)

### THE LOCATION

Buccleuch Court is a quiet cul-de-sac located behind Dunblane Cathedral, close to the Laigh Hills Park and all the amenities of the High Street. 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 Centre. Recent additions like The Riverside Restaurant, and the acclaimed Tilly Tearoom, as well as the Dunblane Hydro and Andy Murray's recently refurbished Cromlix House 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.



Approximate Gross Internal Area  
66.0 sq m / 710 sq ft

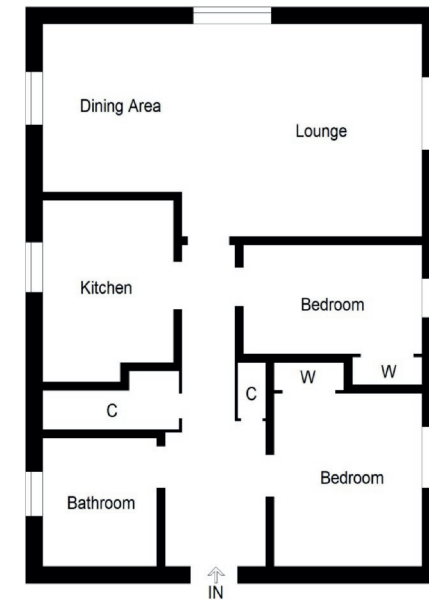


Illustration For Identification Purposes Only.  
Not To Scale (ID1049413 / Ref:87179)

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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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