



Cathedral City Estates

30 Braemar Avenue

30 BRAEMAR AVENUE, DUNBLANE FK15 9ED

OFFERS OVER £335,000

Dunblane Primary School - 0.6 miles

Dunblane High School - 0.5 miles

Dunblane Railway Station - 0.8 miles

(Distances are approximate)

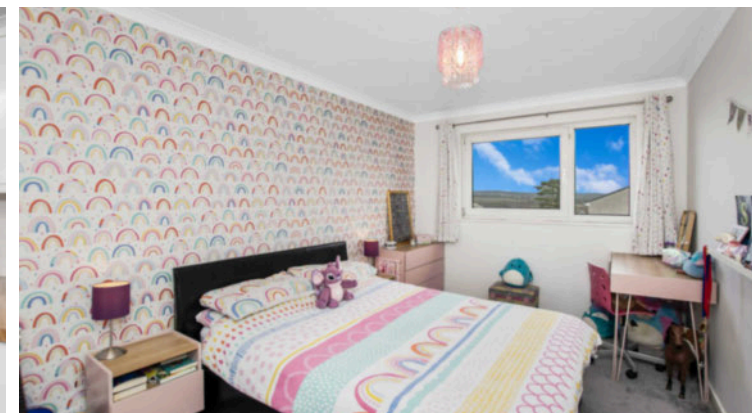
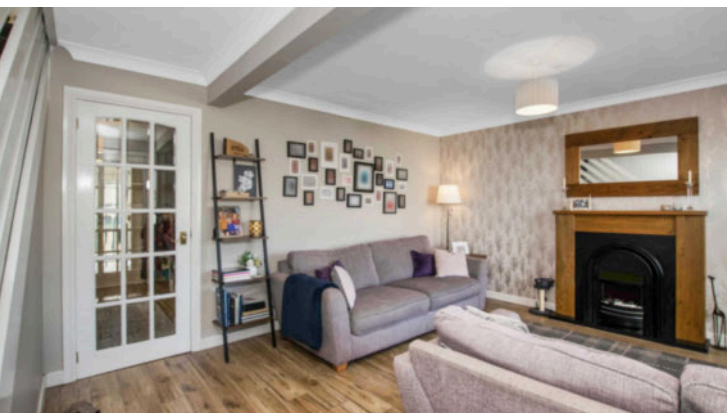
Delightful four-bedroom link-detached house with dining kitchen, family room, garage, and stunning views in a popular residential area minutes from Dunblane's schools and all amenities.

This delightful, family home was built around 1980. Having been extended in 2003, the internal area measures 116 square metres and provides accommodation across two levels, comprising a spacious lounge, family room, dine-in kitchen, four bedrooms, ensuite, family bathroom and WC, with a large utility, garage, and private back garden. It also benefits from spectacular views of the surrounding hills and direct access to the popular local park.

Outside, the enclosed back garden is mainly laid to lawn with a paved area which wraps round the house and provides a patio directly outside the kitchen, as well as a child's play area to one side and access to the garage on the other. It also benefits from a gate which opens out to the popular Braemar Park, ideal for children and dogwalkers.

The front garden is terraced with low-maintenance gravel beds. A monobloc drive provides off-street parking and leads to the property's single garage.

The property is double glazed throughout, and warmth is provided by a gas-powered Worcester boiler and central heating system.



30 Braemar Avenue

Dunblane

NEED TO KNOW

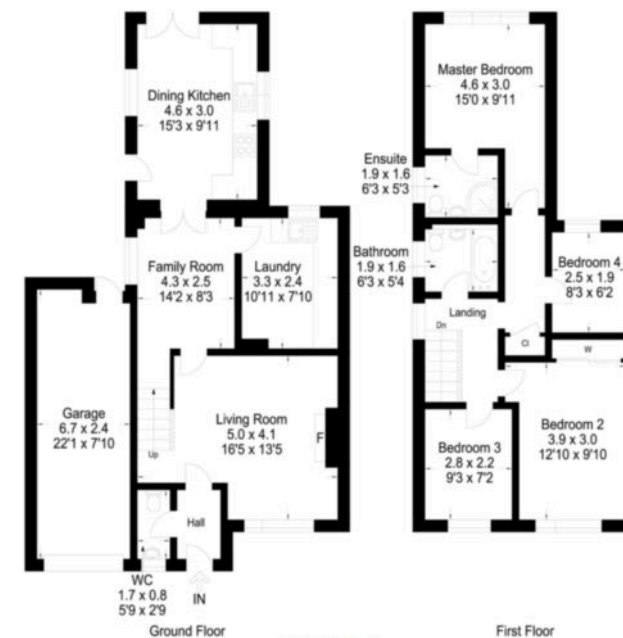
Link-detached house
Four bedrooms
Well maintained
Spectacular views
Flexible accommodation
Off-street parking
Enclosed garden
Park access
Close to schools
(2.0 x 1.9m).

LOCATION

Braemar Avenue is located in a popular development close to both Dunblane Primary and the High School. It is particularly popular with families due to its proximity to a lovely park and open country. All local services and amenities 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.

FINER DETAILS

Council tax: Band E
EER: Band C
Sky TV and superfast broadband available
School catchment: Dunblane Primary and Dunblane High School
The date of entry is flexible and by mutual agreement and viewing is by appointment through Cathedral City Estates.



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 110627)
VistaBee 2024

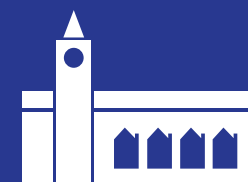
01786 821012

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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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