



Cathedral City Estates

18A Kilbryde Crescent

DUNBLANE, FK15 9BA

OFFERS OVER: £225,000

Dunblane Train Station - 0.9 miles

Dunblane High School - 1.0 miles

Dunblane Primary School - 0.8 miles

(Distances are approximate)

Stunning two-bedroom, two-bathroom, ground-floor flat with residents' parking in an exclusive modern, low-rise development in a desirable street close to all of Dunblane's amenities, sure to appeal to a range of buyers.

This beautifully maintained, two-bedroom flat is situated on the ground floor of an exclusive, low-rise development in the desirable Kilbryde Crescent area of Dunblane. It offers bright and generous living space comprising two double bedrooms (one ensuite), a smart, spacious kitchen/diner, generous lounge, family bathroom and excellent storage.



18A Kilbryde Crescent

Dunblane

NEED TO KNOW

- Desirable location
- Ground-floor flat
- Secure entry system
- Two bedrooms, two bathrooms
- Open plan kitchen dining room
- Solid oak floors
- Allocated residents' parking

APPROXIMATE ROOM SIZES

Sitting room (6.1m x 3.8m), Kitchen (3.0 x 3.0m), Dining room (3.0 x 2.7m), Bedroom 1 (3.5 x 3.3m), Ensuite (1.6 x 1.5m), Bedroom 2 (3.2 x 2.7m), Main bathroom (2.3 x 1.9m)

THE FINER DETAILS

Council tax: Band E

EER: Band C

Superfast broadband: available in the area

School catchment: Dunblane Primary and High School

The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as the basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plans made with planning 12/023

01786 821012

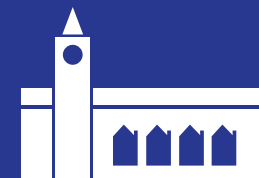
4 & 6 Beech Road, Dunblane, Perthshire, FK15 0AA

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.



Cathedral City Estates