



Cathedral City Estates

7a Graham Street

DOUNE, FK16 6BY

OFFERS OVER £119,500

Dunblane Train Station - 3.4 miles

Doune Primary School - 0.1 miles

McLaren High School - 8.3 miles

(Distances are approximate)

Get your foot on the property ladder with this refurbished two-bedroom flat in the heart of Doune. Comprising a lounge, kitchen, shower room, utility and two bedrooms and benefiting from a lovely outlook, this excellent property is convenient for the village school, cafes, shops and transport links.

This spacious first floor flat is located in the centre of Doune near all the local amenities. It comprises a modern kitchen, utility area, a bright lounge, two spacious double bedrooms and a shower room. It also has its own garden to the rear.

The property is double glazed throughout, with heating and hot water provided by a central-heating system powered by a Worcester combi boiler. It further benefits from recently fitted solar panels making this an energy efficient home.

Outside, there is an area of private garden to the left side of the property.

There is ample parking on-street for residents and visitors.



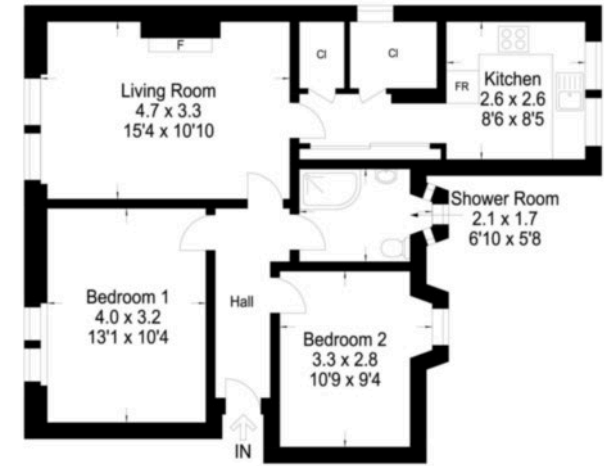
7a Graham Street

NEED TO KNOW

Convenient village location
Preferred first floor position
Catchment area for Doune Primary and McLaren High School
Private garden to the rear

THE LOCATION

The village of Doune is located around seven miles west of Stirling. It is well known for its historic Castle. The village has a variety of shops and services, including a post office, health centre, a chemist, vet, hotel, cafes, dress/gift shops, and churches. The highly regarded primary school and nursery school are both situated in the village within walking distance. The nearest secondary schools are McLaren High in Callander or Dunblane High School. There is a play park and numerous walks around the castle, ponds and low-lying hills. The nearby city of Stirling offers excellent shopping facilities with the major stores present in the Thistles and Marches Shopping Centres. Doune is well placed for road and rail networks, with a train station at nearby Dunblane. Access to the major motorway networks is approximately 10 minutes away by car. The Trossachs are approximately 15 minutes north.



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)
VistaBee 2024

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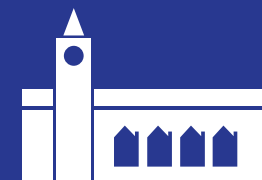
6 Beech Road, Dunblane, Perthshire, FK15 0AA

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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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