



Cathedral City Estates

28b High Street

DUNBLANE FK15 0AD

OFFERS OVER £165,000

Newton Primary - 1.0 miles

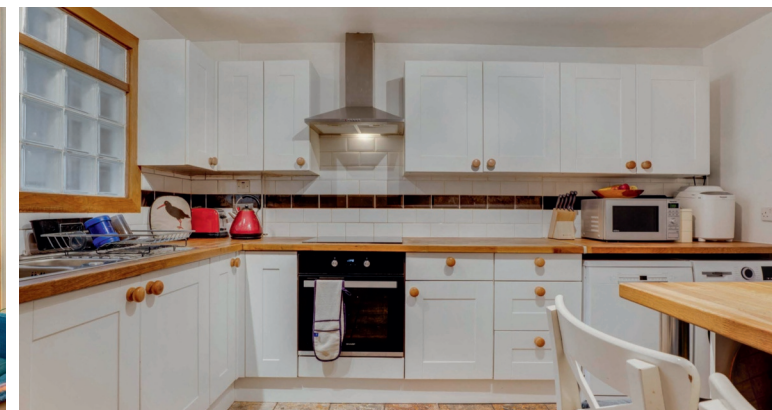
Dunblane High School - 1.0 miles

Dunblane Railway Station - 0.1 miles

(Distances are approximate)

A wonderful two-bedroom flat with a large private garden with magnificent views located in the heart of Dunblane's old town.

This delightful top floor flat, located at the heart of Dunblane's old town provides accommodation extending to approximately 73 sqm. It comprises a dine-in lounge, breakfasting kitchen, study hallway, two double bedrooms, bathroom, and a generous private garden measuring around 0.22 acres.



28b High Street

Dunblane

NEED TO KNOW

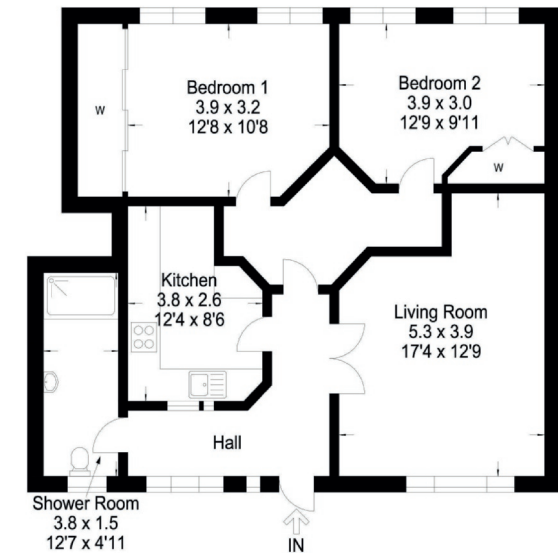
- Two double bedrooms
- Excellent condition and well-presented
- Central location
- Large enclosed private garden
- Breakfasting kitchen
- Good storage

APPROXIMATE ROOM SIZES

Living room (5.2 x 3.8m), Kitchen (3.7 x 2.7m), Bedroom 1 (3.2m x 3.7m), Bedroom 2 (3.9 x 2.9m) Bathroom (3.9 x 1.4m)

THE LOCATION

The High Street is at the heart of Dunblane village centre and close to all local services and amenities, while the more extensive facilities offered in Stirling are only a ten-minute drive to the south. The railway station which is just a short walk away provides excellent links to Perth, Stirling, Edinburgh and Glasgow. Dunblane boasts primary and secondary schools with first-class reputations and possesses good leisure facilities with a challenging eighteen-hole golf course, a private leisure club with a swimming pool, numerous sports and social clubs, including the local tennis club and excellent Dunblane Youth and Sports Centre. There is an extensive Dunblane Path Network that extends to up Sheriffmuir, into the Laigh Hills Park and surrounding areas providing excellent variety for dog walking. The High Street is home to the award-winning Tilly Tearoom and a selection of other excellent restaurants, bars, cafes and independent retailers. With its easy access to the road and rail network covering central Scotland and beyond, Dunblane remains a very desirable area among house hunters.



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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.



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