





McEwan Fraser Legal

Solicitors & Estate Agents

01786 231 155

Parkview, Claredon Place

DUNBLANE, FORTH VALLEY & THE TROSSACHS, FK15 9HB



















"...A BRIGHT AND SPACIOUS UPPER VILLA IN WALK-IN CONDITION, OFFERING HIGHLY VERSATILE LIVING..."



Parkview

Claredon Place

DUNBLANE, FORTH VALLEY & THE TROSSACHS, FK15 9HB

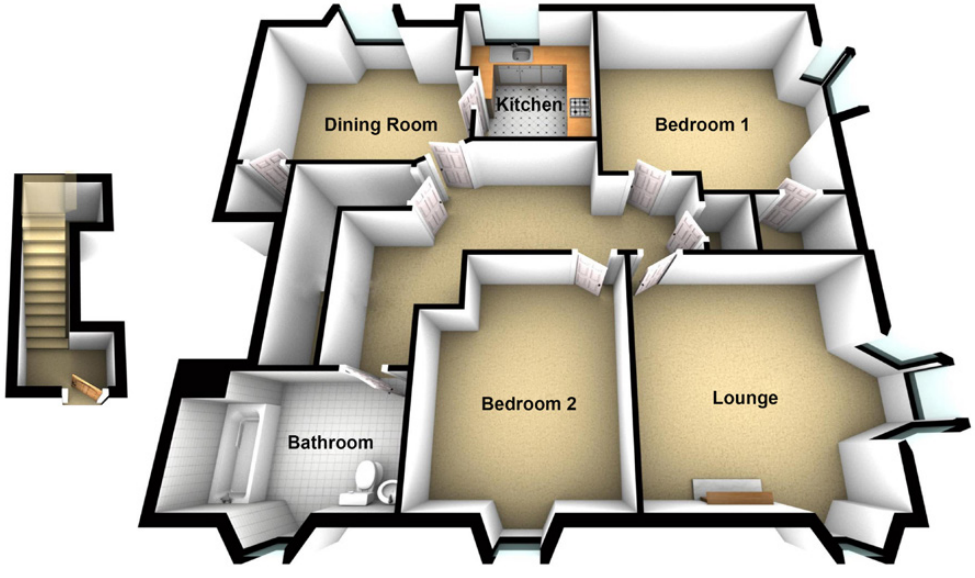
Dunblane is a small picturesque Cathedral city situated North of Stirling and falls within the Stirlingshire council area. The town boasts the Dunblane Cathedral, the seventeenth century Leighton Library, various historic buildings in the city centre and also modern sport and leisure facilities. Sitting on the Water of Allan, the town is just off the A9 and is also serviced by the Dunblane Railway Station, making commuting to Glasgow, Edinburgh, Perth and nearby Stirling, very convenient. Dunblane has five schools; three primary and two secondary. Four of them are state schools with Queen Victoria School being the only private boarding school. Dunblane offers all local amenities.

A bright and spacious upper villa in walk-in condition, offering highly versatile living, perfect for a first time buyer or Buy-to-Let investment. Part Exchange available. The property benefits from a bright, airy lounge with high ceilings offering fantastic furniture configurations. Access to the kitchen with floor to ceiling units, space for a washing machine, fridge freezer and free standing cooker and integrated dishwasher. A second bright and airy public room also benefiting from great furniture configurations and complete with open fire place. There are two generous sized bright and airy bedrooms both allowing for free standing furniture, the master also benefits from a walk-in cupboard. The family bathroom completes the property with electric shower over bath, wash hand basin and WC.

The property has gas central heating and double glazing to help ensure for warm and cost effective living environment all year round. There is a large attic accessed from a generous sized hallway via a Ramsey ladder as well as generous storage throughout the property.

Early viewing is a must for this fantastic property.

Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	5.55m (18'2") x 4.64m (15'3")
Kitchen	2.84m (9'4") x 2.35m (7'9")
Dining Room	3.38m (11'1") x 3.20m (10'6")
Bedroom 1	4.45m (14'7") x 3.71m (12'2")
Bedroom 2	4.16m (13'8") x 2.82m (9'3")
Bathroom	3.25m (10'8") x 2.35m (7'9")

Gross internal floor area - 85m²

EPC Rating - C

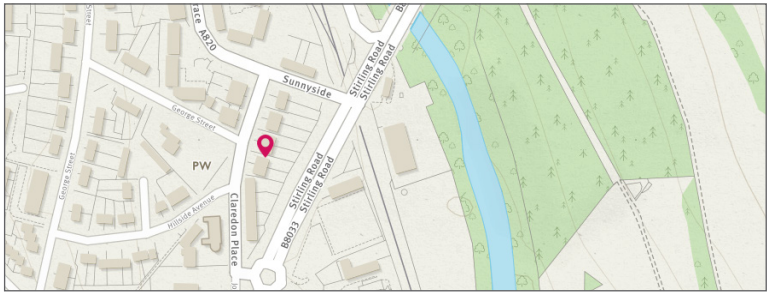


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 01786 231 155 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk