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PROPERTY

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22 ATHOLL PLACE
DUNBLANE
STIRLING FK15 9AQ









This spacious detached house, discreetly nestled in a quiet yet highly convenient location, boasts an expansive living area across two floor levels. The ground floor features a well-lit lounge with panoramic windows overlooking the secluded front garden, a generously equipped dining kitchen complete with a larder cupboard, and a dining room with access to the beautifully landscaped rear garden and patio.





Additionally, the ground floor also features three spacious double bedrooms, a separate cloakroom, and a sun-drenched glass-enclosed veranda. Ascending to the first floor, you'll find two additional double bedrooms, one of which is en-suite, along with a generously sized family bathroom, both equipped with Mira power showers. From the landing, there's access to a generously floored walk-in attic, offering excellent storage space or potential for conversion into another bedroom.





The property is meticulously maintained and features original parquet flooring in the ground-floor public areas, while the bedrooms are carpeted. The washing machine, tumble dryer, standing fridge-freezer and under counter fridge and freezer are all included in the sale. Conveniently located, this property offers easy access to all of Dunblane's amenities, including schools and the train station, which are just a short walk away. The house is kept cosy with gas central heating powered by a Worcester boiler, and all windows throughout the property are double-glazed. Some ceiling lights are not included in the sale.

Key Features

- Spacious detached family home nestled in a quiet yet central location
- Five double bedrooms with built-in wardrobes
- Four-piece family bathroom, three-piece principle en-suite and a two-piece cloakroom
- Well-lit lounge with panoramic windows overlooking garden
- Large dining kitchen with ceramic hob, electric fan oven, dishwasher, washing machine, tumble dryer, standing fridge-freezer and under counter fridge and freezer all included
- Floored walk-in attic for storage and potential for conversion into additional bedroom
- Gas central heating and double glazing
- Private mature garden with patio
- Single garage with driveway with off-street parking for two cars
- Dunblane Primary and Dunblane High School catchment
- Dunblane Medical Practice close by



Externally, the property boasts a private landscaped rear garden, primarily adorned with lush lawns, raised beds, fruit trees, and a sunny patio. A Paterson garden shed is available for garden storage. To the front and side, there's a well-maintained private garden and a shared driveway that provides parking for two cars, along with a single garage.



FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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