







Gleann Fia is a substantial, architect designed, five-bedroom detached villa enjoying a private, secluded setting on Doune Road, close to the centre of Dunblane and just a 10 minute walk to the train station.

The property was completed in 2019 with the highest quality materials used throughout the build. The house features a combination of smooth render, natural stone work and contemporary timber cladding with a beautiful natural slate roof. The feature bespoke Internorm triple glazed aluminium windows and doors skilfully frame the lovely views over the superbly landscaped garden grounds. Internally, the quality continues with a high specification kitchen, designer bathrooms and quality floor coverings. 6 years of the NHBC warranty remains.









Thermal efficiency, was at the heart of the house design. This modern family home is exceptionally thermal efficient with upgraded insulation, triple glazed windows, air source heat pump, underfloor heating, and combined with a Mechanical Ventilation/Heat Recovery system, ensures minimal ongoing running costs. The accommodation is formed over two floor levels, measures 3,046 sqft and in full comprises; attractive entrance vestibule, impressive and welcoming reception hallway, magnificent open plan family living area and dining kitchen with vaulted ceiling, wood burning stove and sliding doors to the courtyards garden. The useful utility and boot-room is accessed off the kitchen via a sliding pocket door.







The property features from a comfortable spacious sitting room, a further public room which could be used as a formal dining space or ground level bedroom. There is also a separate contemporary shower room with an infrared sauna. Stairs from the hallway lead to the upper landing and stunning principal bedroom suite with dressing area and ensuite bathroom. There are three further double bedrooms, two of which feature ensuite shower rooms and a well-positioned home office.







Glenn Fia is situated on Doune Road close to Dunblane centre, an ancient, small cathedral city set in attractive countryside six miles to the north of Stirling. The town is well situated for travel to both Edinburgh and Glasgow and all the other major towns of central Scotland. It has a good selection of local shops, a Tesco supermarket and a Marks & Spencer Simply Food and also offers a variety of recreational facilities which include tennis, squash and bowling clubs and a golf club. The world-famous Gleneagles Hotel, home of the 2014 Ryder Cup and 2019 Solheim Cup, with its leisure club and golf courses, is only 13 miles away.

Dunblane has three primary schools and a high school, all of which have good reputations. There are a number of private schools which cater for day pupils nearby, including Beaconsgrange at Bridge of Allan, Morrison's Academy at Crieff and Dollar Academy. Dunblane is well placed, with good road and rail connections to all the major towns of central Scotland. The pivot of the motorway network is only two miles to the south with the M9 and M80 giving quick access to Edinburgh and Glasgow respectively. In addition, Dunblane has a railway stations for the commuter.



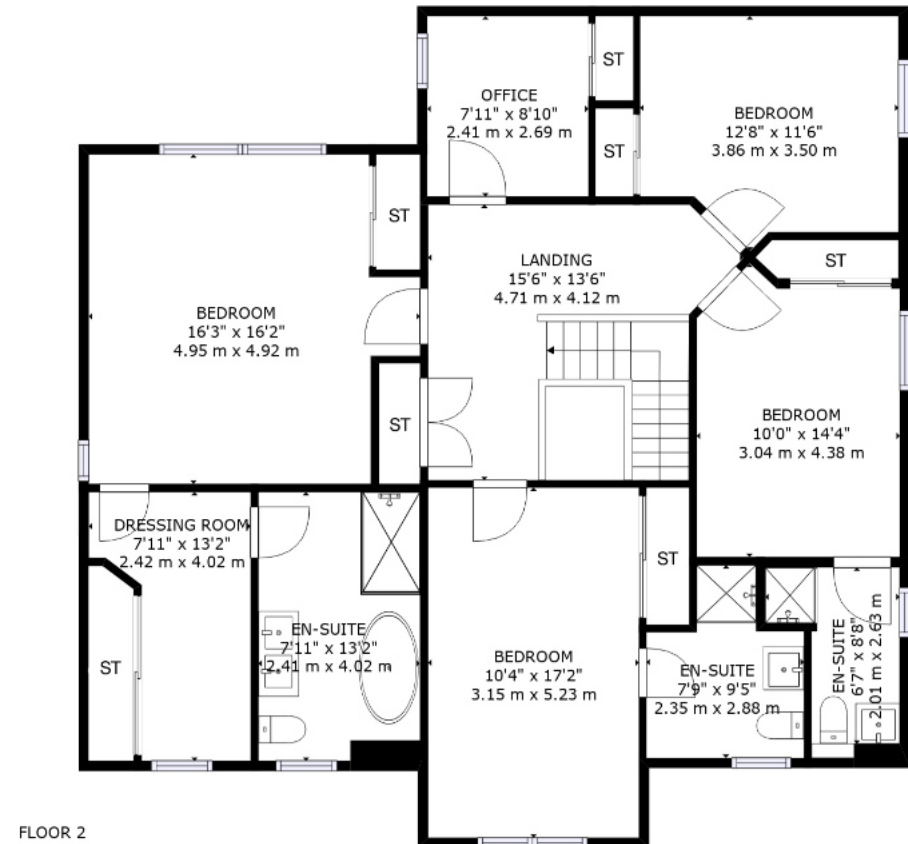
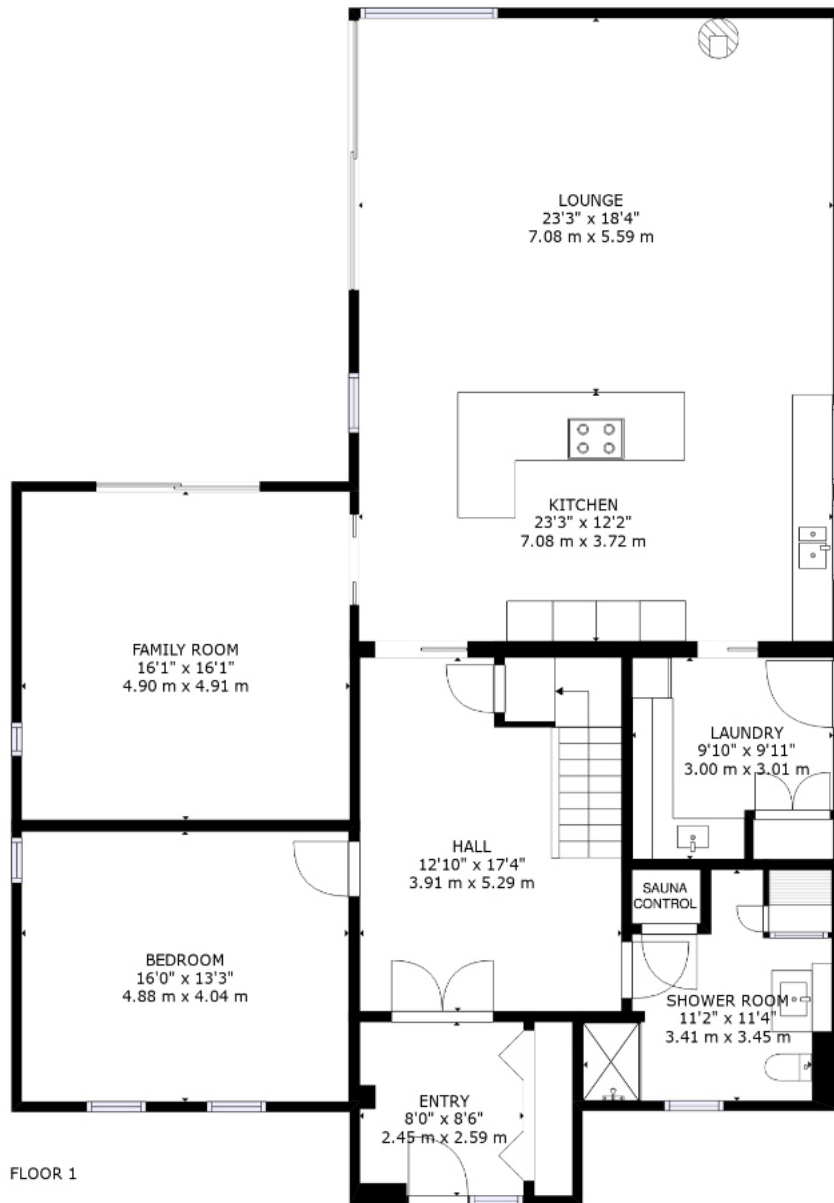


## Key Features

- A substantial, architect designed, five-bedroom detached villa
- Magnificent open plan living and dining kitchen
- Useful utility and boot-room
- Comfortable sitting room
- Further reception room
- Contemporary shower room with sauna
- Principal bedroom suite with dressing area and ensuite bathroom
- Three further double bedrooms, two of which feature ensuite shower rooms
- Well-positioned home office
- Superb and fully landscaped garden grounds with sheltered patio area, water feature and raised sun deck
- Long gravel driveway and detached double garage
- **EPC – C**



The long gravel driveway provides a grand entrance and the mature trees which lie within the garden grounds provide an immediate feeling of privacy. There is a detached double garage building with power and lighting and parking for multiple vehicles. The exceptional rear gardens are a delight, featuring a large sheltered porcelain paved patio area, a section of manicured lawn, water feature and raised sun deck. The plot extends to circa 1 acre.



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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To find out more contact Clyde Property Stirling: 39 Allan Park, Stirling, FK8 2LT T: 01786 471 777 E: [stirling@clydeproperty.co.uk](mailto:stirling@clydeproperty.co.uk)   

