



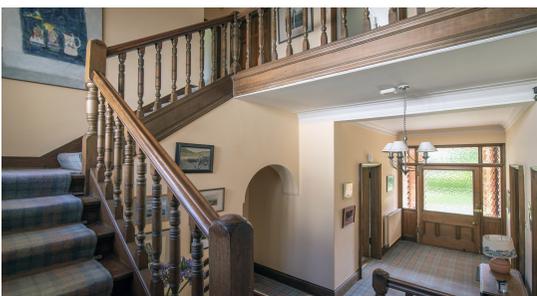
PROPERTY AND
ESTATE AGENTS

Auchendoune

Dunblane, Scotland

Bedrooms: 5 Bathrooms: 2 Receptions: 3

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Description

The accommodation comprises; vaulted wood clad porch, vestibule, welcoming hall, lounge, drawing room, sitting room/study, inner hall, dining kitchen, utility room and cloakroom. Decorative timber staircase, with a feature window at the half landing, leads to first floor level on which are five bedrooms and two bathrooms. One of the bedrooms, bathroom and storage cupboard can also be accessed via a staircase from the kitchen. Warmth is provided by gas central heating and a mix of single and double glazing.

The extensive garden grounds bounded by stone walls and hedges is mainly laid to lawn with mature trees and shrubs. Revolving summerhouse, outhouse and shed. Double detached garage, large greenhouse and coal bunker. In addition to the garage there is ample off-road parking on the driveway, which is accessed via entrance gates.

Location

The amenities of Dunblane are all close by – these include a fine range of independent shops, cafes and restaurants, as well as Marks & Spencers and Tesco supermarkets. The nearby city of Stirling provides more extensive shopping and there is a wealth of outdoor pursuits on offer within easy reach, including some fine hillwalking. Highly regarded schooling is available at both primary and secondary level in Dunblane, with independent schooling at Fairview International in Bridge of Allan and Morrison's in Crieff. Bridge of Allan is also home to Stirling University. The world-renowned Gleneagles Hotel, with its fantastic golf courses and extensive leisure facilities, is a mere 15-minute drive from Dunblane.

Dunblane has excellent transport connections to all the major towns of central Scotland. The M9 and M80 give quick access to Edinburgh and Glasgow respectively, while the A9 serves Perth and other northern destinations. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC Rating E39

Council Tax Band G

Entrance Vestibule

Accessed through the vaulted wood clad porch with double storm doors and ornate tiled floor.

Reception Hall

Impressive welcoming hallway accessed through half glass panelled door, carpeted flooring. Decorative timber staircase, with window at half landing, leading to the first floor.

Lounge (9.7m x 5.4m)

Lovely south facing room, with walk in bay window and window seats, overlooking the front garden. Feature open fire in tiled surround, decorative border on the ceiling, picture rail, deep skirtings and carpeted flooring. Window with storage cupboards under, two radiators and BT point.

Drawing Room (4.7m x 4.6m)

Another superb, front, south facing windowed room with an open fire set in original, ornate, fireplace with timber surround. Cornice, picture rail, deep skirting, shallow press cupboard, carpeted flooring, radiator and TV point. A feature of this room is the original, fitted, Edwardian cabinet.

Sitting Room/Study (4.7m x 3.2m)

Good sized room accessed from the hall and currently used as a study. Stove set in an inglenook fireplace, two windows, shelved storage cupboard, radiator, vinyl flooring and BT point.

Inner Hall

Door to the garden, coat hanging space and access to the kitchen and utility room.

Kitchen/Dining (5.2m x 2.1m)

A spacious room with a fine array of kitchen storage to include two shallow press cupboards, shelved wall storage and a walk-in pantry. Base units complemented with a slate worksurface, double Belfast sink and a gas Aga. Space for fridge freezer and dishwasher. Lovely bright dining area with feature window seat overlooking the rear garden, built in dresser and door to the rear garden. Two windows, two radiators and wood flooring complete the room. Internal staircase off the dining area which leads to the fourth bedroom and bathroom.

** Dining Room measurements are 3.8m x 2.7m **

Utility Room

This useful room provides space for white goods, a range of base units and work surface, deep Belfast sink, pulley and walk in storage cupboard. Window, wood flooring and door leading to the cloakroom.

WC/Cloakroom (2.8m x 1.2m)

Retaining original tongue in groove wood panel to the walls and also a traditional suite of wash hand basin and through a door to the WC complete with a high-level cistern. Window radiator and tiled flooring.

Inner Hall

Further inner hall complete with storage and accessed from the main hall.

First Floor Landing

Bright upper hall, carpeted flooring and access to all rooms on this floor.

Principle Bedroom (6.2m x 4.6m)

Well-proportioned bright room with two front facing windows with lovely views. The main feature window is a walk-in bay. Carpeted flooring, storage cupboard and radiator.

Bedroom 2 (4.4m x 4.2m)

Second double bedroom with front facing window and lovely outlook. Carpeted flooring, storage cupboard, wash hand basin and radiator.

Bedroom 3 (3.4m x 3.1m)

Currently used as a study is bedroom three with carpeted flooring, rear facing and side facing windows, BT point and radiator.

Bedroom 5 (4.1m x 3.3m)

Currently used as a dressing room is bedroom five with fitted bedroom furniture, carpeted flooring, wash hand basin radiator and BT point.

Family Bathroom (2.9m x 2.9m)

Good sized bathroom with suite of wash hand basin, WC, bath and walk in shower enclosure with mains shower. Tiled flooring, heated towel rail, radiator and window.

Bedroom 4 (5.7m x 3.1m)

Bedroom four is accessed via the internal staircase from the kitchen and from the upper landing. It could be self-contained with access to a bathroom and two good sized storage cupboards. Two windows, carpeted flooring and radiator.

Bathroom (2m x 1.5m)

Traditional suite of wash hand basin, WC and bath with mains shower over. Skylight window, radiator, heated towel rail, part tiled walls and tiled floor.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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