



# High House

Ramoyle, Dunblane, FK15 0BB



Cathedral City Estates

A delightful and well-presented one-bedroom end terraced house in one of Dunblane's historic and most popular streets close to the centre and all local amenities. This property is sure to attract a variety of purchasers, including first time buyers, buy-to-let investors or those wishing to run a short-term holiday let.

Offers over £109,000



# High House, Ramoyle, Dunblane, FK15 0BB

'High House' is an appealing, one-bedroom end terraced house situated in Ramoyle, the original, characterful part of Dunblane. Close to the historic Dunblane Cathedral and convenient for all local shops and amenities, it is well maintained and presented in neutral tones.

The accommodation comprises of an inviting living room and dining area, a fully fitted kitchen, double bedroom and shower room. It further benefits from an upper balcony to enjoy the Summer months.

The living room to the front of the property benefits from plenty of light from a large picture window and extends into a separate dining area to the rear of the room. An attractive iron spiral staircase gives access to the upper floor.

The kitchen has been fitted with a combination of cream painted base and wall mounted units which are complemented by black laminate worktops, integrated oven, electric hob and extractor hood and is finished with slate-effect vinyl flooring. A fridge-freezer and washer-dryer are also included in the sale.

Going upstairs, the spiral staircase leads to a small but bright landing which gives access to a south-facing balcony. With room for seating, the balcony is fitted with artificial grass making this a pleasant space to enjoy the outdoors.

To the rear of the property, the bright double bedroom is a good size, decorated in shades of cream and benefitting from a built-in cupboard, this is a peaceful room in which to sleep and relax.

The shower-room has been fitted with a classic white suite consisting of hand basin, WC and enclosed shower cubicle with mains fed shower.

All local services and amenities are readily accessible, while the city of Stirling is only a ten-minute drive to the south. The beautiful and historic City of Dunblane gains its city status from the magnificent 13th century Cathedral that dominates the local landscape. It boasts primary and secondary schools with first-class reputations, provides good leisure facilities with a challenging eighteen-hole golf course, numerous sports and social clubs, including the local tennis club and excellent Dunblane Youth and Sports Centre. Recent additions like The Riverside Restaurant, Old Churches House Hotel and Brasserie and the acclaimed Tilly Tearoom, as well as the well-known DoubleTree by Hilton Dunblane Hydro hotel, have made Dunblane an ever more popular location. With its easy access to the road and rail network covering central Scotland and beyond, Dunblane remains a much sought-after area amongst house hunters.

The date of entry is flexible and by mutual agreement. Viewing is by appointment through Cathedral City Estates.

EER: D

Council tax: Band: C

Approximate room sizes:

Lounge: 5.7m x 3.3m

Kitchen: 3.0m x 2.5m

Bedroom: 4.5m x 2.5m

Shower-room: 1.9m x 1.5m

Approximate Gross Internal Area  
41.0 sq m / 441 sq ft

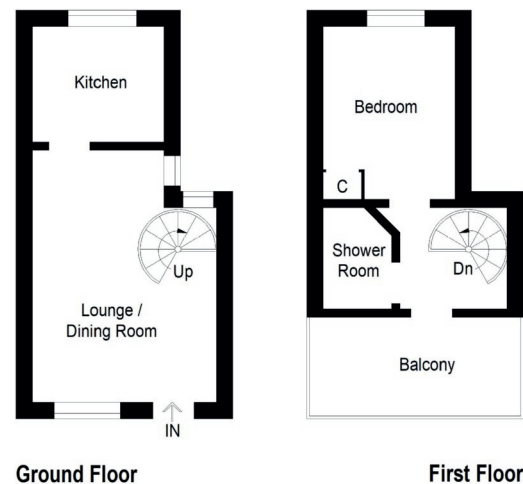
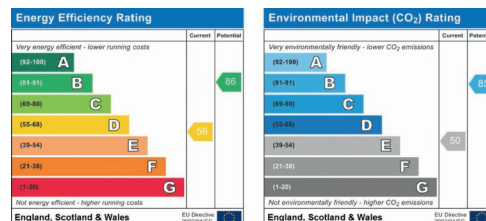


Illustration For Identification Purposes Only.  
Not To Scale (ID:505875 / Ref:68496)



4 & 6 Beech Road, Dunblane,  
Perthshire, FK15 0AA  
T: 01786 821 012  
E: info@cathedralcityestates.co.uk  
cathedralcityestates.co.uk



Cathedral City Estates



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

