



4, HOLMEHILL COURT

DUNBLANE, FK15 0AF



Cathedral City Estates

OFFERS OVER: £159,000

A lovely, two-bedroom ground-floor flat in one of Dunblane's popular retirement developments within walking distance of shops, transport links and all local amenities.



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AT A GLANCE:

This fantastic retirement home is located at the end of a terrace and has direct access to the well-maintained shared gardens with beautiful views of the rooftops and spires of Dunblane. There is a small outdoor seating area to the rear of the property with ample space for outdoor furniture. The accommodation comprises: hall with large storage cupboard, lounge, kitchen, two bedrooms and a shower-room. The accommodation is located on one level and extends to about 60 sqm. The property is neutrally decorated and has carpeting and vinyl flooring throughout. Parking within the lovely, landscaped grounds is exclusive to homeowners and their guests and is close to the front door.

Holmehill Court is a small, retirement neighbourhood built in 1985 and managed by Hanover Housing and is suitable for anyone over the age of 60. Each property has a pull-cord, 24-hour alarm system installed in every room, which connects to a live response within a minute. In addition, a warden is available three hours a day for three days a week but can be contacted outwith these times. This service is included in a monthly service charge of around £165, which also pays for the upkeep of all communal areas, buildings insurance, any external maintenance of the properties and grounds.

Lounge (4.3m x 3.4m)

The lounge is a generous, bright room which has a large picture window offering lovely views into the garden. It benefits from neutral décor and has a feature electric fireplace offering a cosy focal point. It is a sunny living space with plenty of natural light.

Kitchen (3.7m x 2.4m)

The modern kitchen is fitted with a range of cream wall and base units with oak laminate worktops and complementing vinyl flooring. The room is well equipped with appliances including electric cooker with oven, grill and ceramic hob, small dishwasher, washing machine and a below-counter fridge with freezer compartment. A large pantry cupboard offers excellent storage.

Bedroom 1 (3.1m x 2.8m)

The double bedroom is presented in neutral décor. With mirrored built-in wardrobes and overlooking the front of the property, this is a generous room in which to sleep and relax.

Bedroom 2 (3.0m x 2.4m)

The second bedroom, which has potential to be used as a study room, has a front-facing aspect, with neutral décor and a deep storage cupboard with hanging rails and shelves.

Sunroom (2.5m x 1.8m)

The property benefits from a lovely sunroom which is accessed through the kitchen and gives direct access to the rear garden area. The room is perfect for dining or relaxing in and provides a sunny spot to watch the world go by.

Shower room (2.1m x 1.5m)

The shower room comprises of an accessible, walk in, electric shower, hand-basin, and WC. There is a tall storage cabinet and a heated towel rail to complete the space.

The property is double glazed throughout and has modern electric heating throughout.

There are well-maintained communal garden and seating areas, and exclusive resident and visitor parking is available outside the property.

THE LOCATION:

All local services and amenities are readily accessible; while the more extensive facilities offered in Stirling are only a ten-minute drive to the south. The rail station which is just a short walk away provides excellent links to Perth, Stirling, Edinburgh, and Glasgow. The beautiful and historic City of Dunblane gains its city status from the magnificent 13th century Cathedral that dominates the local landscape. Dunblane possesses good leisure facilities with a challenging eighteen-hole golf course, a swimming pool, numerous sports, and social clubs, including the local tennis club and excellent Dunblane Youth and Sports Centre. Andy Murray's Cromlix House Hotel with its Chez Roux restaurant and Gleneagles Hotel and Spa are within an easy drive, not to mention The Kalyard by Nick Naim at the DoubleTree Dunblane Hydro Hotel. The ever-growing High Street is home to the award-winning Tilly Tearoom, The Old Churches House Hotel and Brasserie and a selection of other excellent restaurants, bars, cafes, and independent retailers. With its easy access to the road and rail network covering central Scotland and beyond, Dunblane remains a very desirable area amongst house hunters.

The date of entry is flexible and can be agreed via the agents. Viewing is by appointment through Cathedral City Estates.

Council Tax Band: D

EER: D

Superfast broadband is available.

Room sizes are approximate.

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft

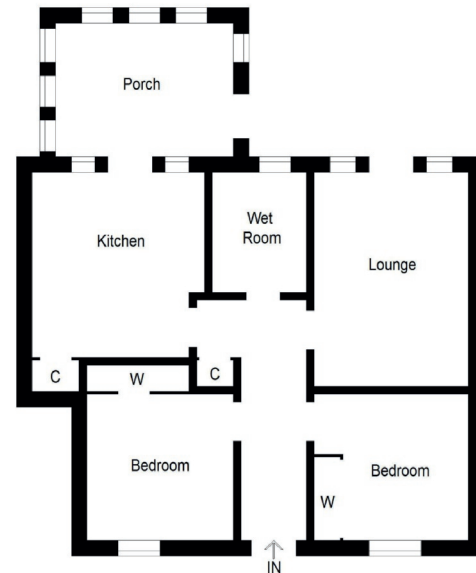
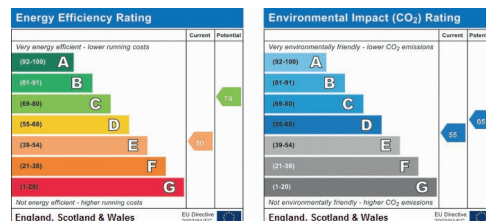


Illustration For Identification Purposes Only.
Not To Scale (ID:901337 / Ref:82762)



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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.

