



Cathedral City Estates

36B High Street

DUNBLANE

OFFERS OVER £129,000

A fantastic opportunity to purchase a characterful two-bedroom flat with private garden and excellent buy-to-let potential (Band C energy rating) at the heart of Dunblane's old town.

This characterful flat is located on the top floor of a historic close built around 1850 at the heart of Dunblane's old town and provides accommodation extending to about 47 sqm, comprising a lounge, galley kitchen, two double bedrooms, and shower room. This property is currently being run as a successful short-term holiday let.

It is neutrally decorated and fitted with practical grey carpets and flooring.

The property is accessed from a communal entrance and entered via a spacious hall which leads to all the flat's accommodation.

The lounge is a generous space with windows over the front of the property, neutral décor and plenty of space for sitting room furniture and a four-person dining table.

The galley kitchen opens off the lounge and benefits from a Velux window in the roof which bathes the room with light. It is fitted with white units and stylish metro tile splash-back and equipped with a Beko electric cooker with four-burner induction hob with double ovens under, a Kenwood microwave, Hotpoint undercounter fridge, and Hoover washer/dryer.



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FK15 0AD

NEED TO KNOW

- All furniture can be included in the sale.
- Central location
- Stylish kitchen and shower room
- Private garden to rear
- Successful short-term let

APPROXIMATE ROOM SIZES

Living room (4.8 x 2.9m), Kitchen (2.1 x 2.0m), Bedroom 1 (2.1m x 2.8m), Bedroom 2 (2.8 x 2.3m) Bathroom (2.3 x 1.7m)

FINER DETAILS

Council tax: Band B

EER: Band C

Superfast broadband: available in the area

School catchment: Newton Primary and High School

The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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cathedralcityestates.co.uk



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s owner-ship. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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