



## Yarra Cottage Glen Road, Dunblane – FK15 0HT

Offers Over £385,000



Cathedral City Estates



# Yarra Cottage Glen Road

## Dunblane

Yarra Cottage is a charming and immaculately maintained two-bedroom detached home, offering a peaceful rural setting while remaining within easy reach of Dunblane's schools, shops and railway station. Rarely available on Glen Road, the property enjoys a truly unique position, accessed via a private footbridge and set beside a gently flowing stream. This distinctive setting creates a wonderful sense of seclusion and connection to nature, yet remains within walking distance of Bridge of Allan and popular woodland routes.

The property is entered via a porch which leads into a welcoming hallway with useful built-in storage. The spacious lounge is a real highlight, finished with walnut flooring that continues throughout much of the home. A solid-fuel burning stove creates a warm focal point, while patio doors open directly onto a private decked terrace overlooking the enclosed garden, making this an ideal space for both relaxing and entertaining.

The modern kitchen is well proportioned and fitted with a generous range of wall and base units, along with space for a dining table. Appliances include an electric oven and hob, fridge freezer, dishwasher, washing machine and dryer, and there is also a large storage cupboard providing excellent practicality for everyday living.





There are two comfortable double bedrooms, both enjoying pleasant garden views. The principal bedroom is particularly appealing, featuring patio doors opening directly outside, a built-in wardrobe and a luxurious en-suite bathroom complete with a freestanding bath and a large walk-in shower. The second bedroom also benefits from wardrobe storage and is served by a fully tiled, contemporary shower room.

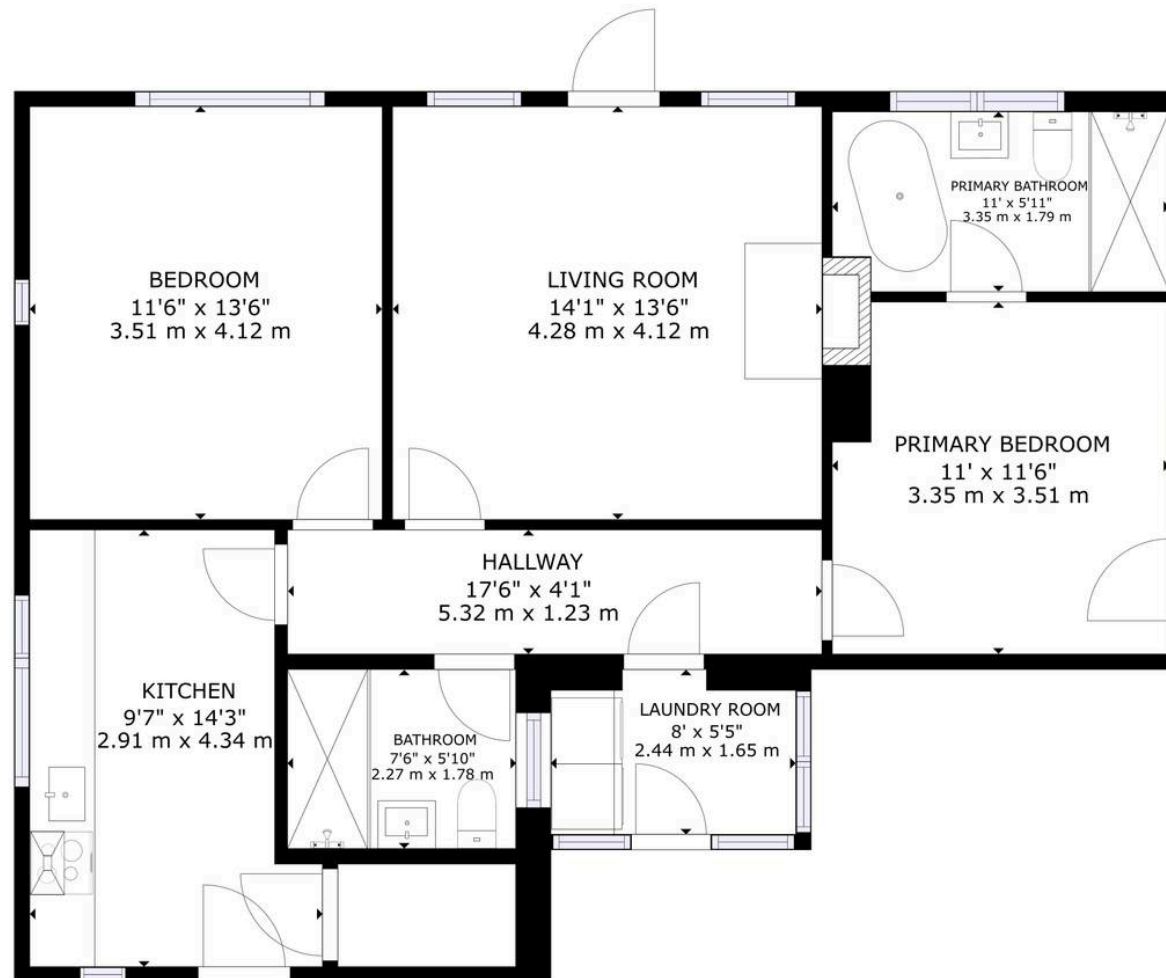
Externally, the garden grounds provide a tranquil and private outdoor retreat, with lawned areas, mature planting and a decked seating area that makes the most of the peaceful surroundings. The plot is generous, and the rear garden offers clear potential for extension, subject to the usual planning consents. Further features include double glazing, oil-fired central heating and drainage understood to be to a septic tank.

- Detached two-bedroom cottage in sought-after Glen Road location
- Rare opportunity in a highly desirable setting
- Accessed via private footbridge beside a flowing stream
- Spacious lounge with solid-fuel stove and patio doors
- Modern dining kitchen with appliances included
- Principal bedroom with patio doors and luxury en-suite
- Second double bedroom and contemporary shower room
- Large enclosed private garden with decked terrace
- Potential to extend to the rear (subject to permissions)
- Parking space on Glen Road

Yarra Cottage sits on the south-eastern outskirts of Dunblane in a peaceful woodland setting. The







GROSS INTERNAL AREA  
FLOOR 1: 881 sq ft, 81.84 m<sup>2</sup>  
TOTAL: 881 sq ft, 81.84 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

01786821012 • [info@cathedralcityestates.co.uk](mailto:info@cathedralcityestates.co.uk) • [cathedralcityestates.co.uk/](http://cathedralcityestates.co.uk/)

Please Note: Property details are for guidance only and do not form part of any offer or contract. Measurements, photos, and floor plans are approximate. Systems and appliances haven't been tested, and we can't guarantee their condition. Tenure and construction details are unverified. Contact us for more information.