



19 Cockburn Avenue, Dunblane – FK15 0FP

Offers Over £725,000



Cathedral City Estates

19 Cockburn Avenue

Dunblane, Dunblane

This fabulous family home, a popular “Scott” house type from Cala, is a fine example of modern family living with thoughtful updates and high-quality finishes throughout. Situated in a private position at the end of a quiet cul-de-sac, it combines the space of a substantial detached property with the warmth of a welcoming home.

The bright entrance hallway sets the tone, leading into the main living accommodation. To the rear, the kitchen was upgraded and redesigned in 2021 to create an outstanding open-plan kitchen, dining, and living space. Finished with Cashmere coloured units, quartz worktops, and integrated appliances including a fridge-freezer, dishwasher, double electric oven, and induction hob, it blends style with everyday functionality. An additional window was added during the redesign, ensuring natural light floods the room, while patio doors open directly onto the rear garden, encouraging easy indoor-outdoor living. The adjoining utility room, fitted with matching units, houses a washing machine and tumble dryer which could be included in the sale. A door to the garden adds further practicality.

The property provides a wealth of living space, including a formal lounge with a multi-fuel stove, creating a cosy retreat for quieter evenings, and a versatile study or playroom on the ground floor. A downstairs cloakroom completes the practical layout of this level.



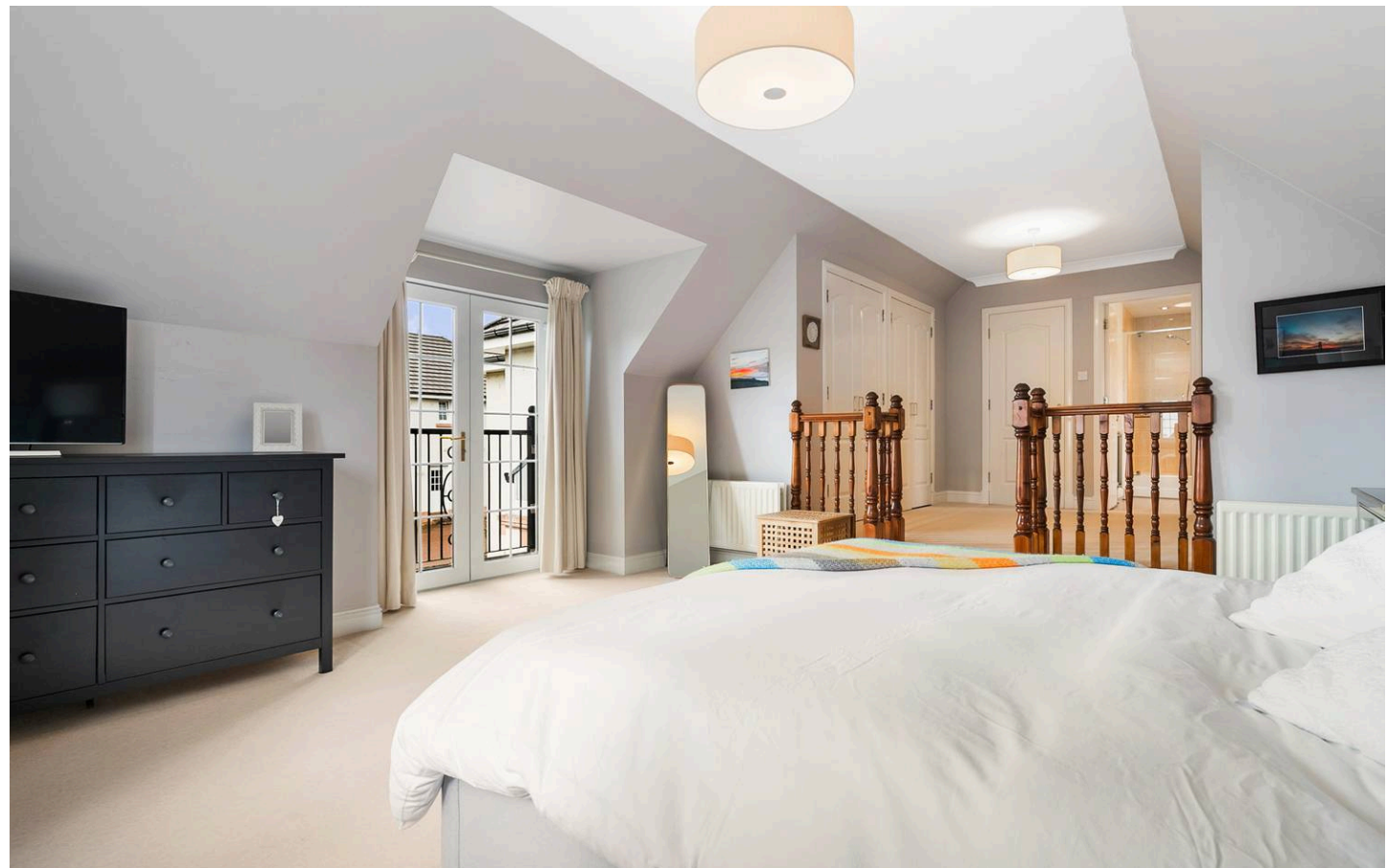
Upstairs, a spacious landing with a light-filled reading nook leads to five generous double bedrooms, most with built-in wardrobes. Two of the bedrooms benefit from their own ensuite shower rooms, while the remaining rooms are served by a well-appointed family bathroom with separate bath, shower, WC, and wash hand basin. Externally, the property enjoys a generous wraparound garden with a summerhouse, providing plenty of space for outdoor living and family activities. A large driveway offers parking for several vehicles, alongside an integral double garage.

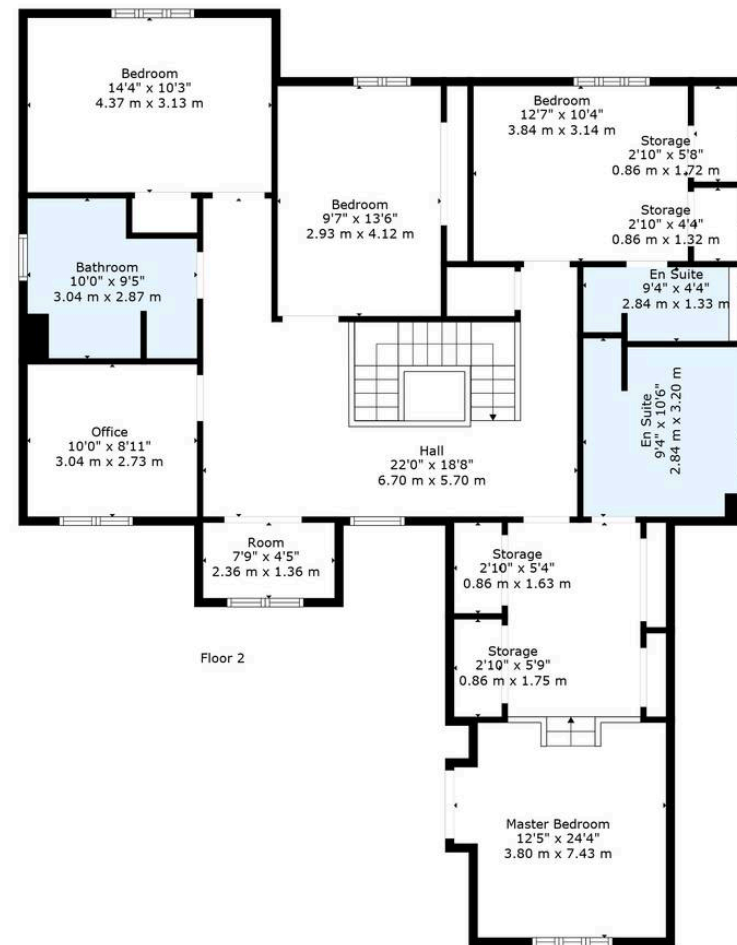
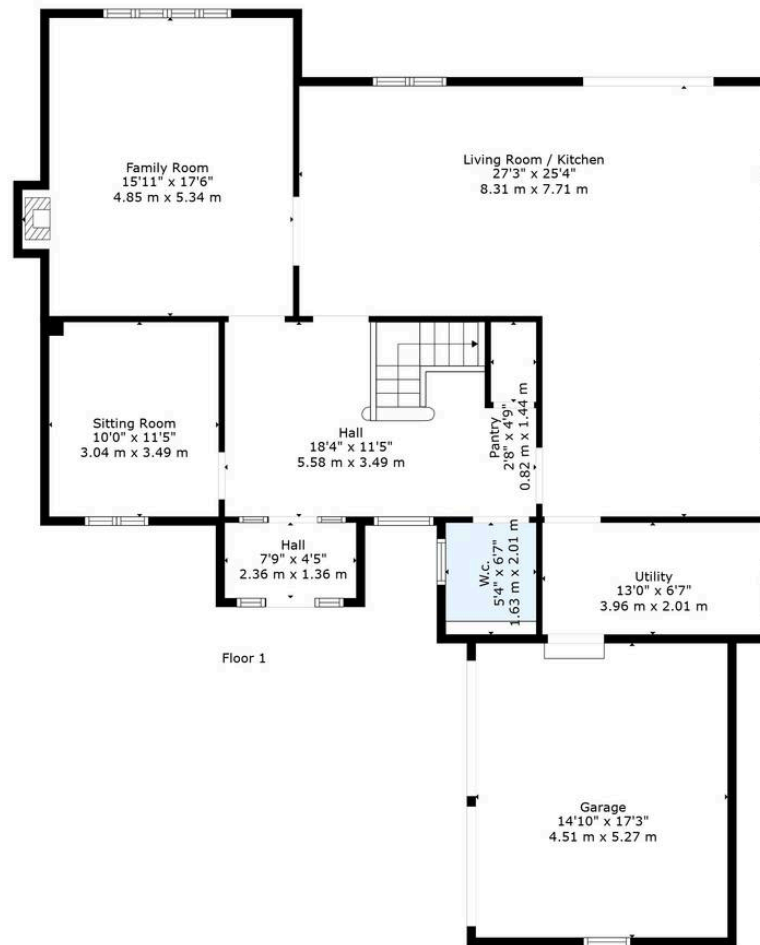
What the Owners Loved Most

The current owners have particularly enjoyed the redesigned kitchen and living space, which has become the central hub for family life. They have also valued the property's quiet, private position at the end of the cul-de-sac, where children can play safely and the garden can be enjoyed in peace. They also appreciate the efficient woodburner, which not only creates a cosy atmosphere in the room but also helps to warm the rest of the house.

Summary

- Built by Cala Homes around 2005 – “Scott” house type
- Five double bedrooms, two with ensuite shower rooms
- Redesigned open-plan kitchen/dining/living space (2021)
- Quartz worktops, Cashmere coloured units, and integrated appliances
- Patio doors leading directly to the rear garden
- Utility room with matching units
- Formal lounge with multi-fuel stove
- Additional study/playroom and downstairs cloakroom
- Spacious landing with light-filled reading nook
- Family bathroom with separate bath and shower
- Integral double garage with Vaillant Boiler (installed 2023)
- Large driveway





TOTAL: 2851 sq. ft, 265 m2
 FLOOR 1: 1460 sq. ft, 136 m2, FLOOR 2: 1391 sq. ft, 129 m2
 EXCLUDED AREAS: UTILITY: 85 sq. ft, 8 m2, STORAGE: 62 sq. ft, 5 m2, WALLS: 212 sq. ft, 20 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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