



## 4 Ochiltree Court, Dunblane – FK15 0LB

Offers Over £420,000



Cathedral City Estates



## 4 Ochiltree Court

Dunblane

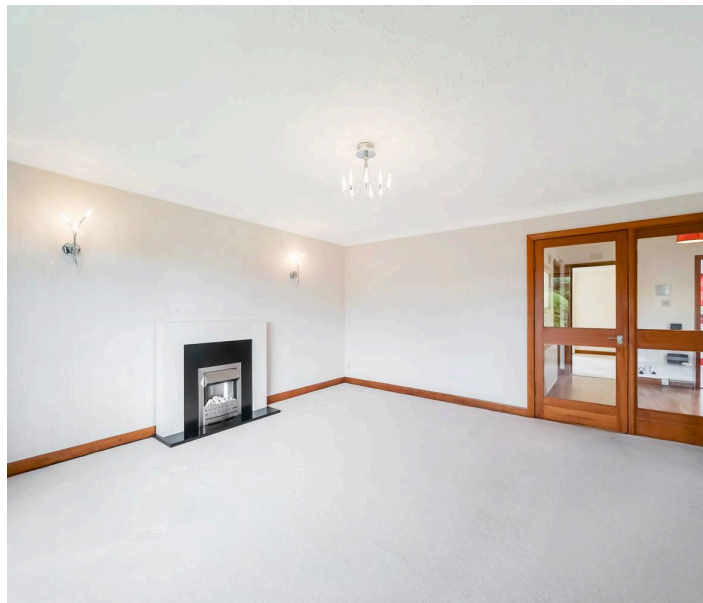
This well-maintained three-bedroom detached home enjoys a peaceful cul-de-sac setting and offers a practical layout with plenty of space inside and out. With three reception rooms, a bright conservatory, and large gardens wrapping around the house, it provides flexibility and comfort for family living.

The ground floor is arranged around a welcoming hallway that leads to three well-proportioned reception rooms. These adaptable spaces can be used for living, dining, or family purposes, giving scope to configure the home to suit individual needs. A conservatory at the rear provides an additional reception area, filled with natural light and offering a relaxing outlook over the garden.

The kitchen is fitted with an electric oven, gas hob, and dishwasher, with ample storage and workspace for everyday cooking. Completing the ground floor is a convenient WC.

Upstairs, three spacious bedrooms all benefit from excellent built-in storage, including wardrobes, vanities, and walk-in cupboards. The family bathroom is generously sized and fitted with a separate bath, shower, WC, and wash hand basin.

Externally, the property occupies a generous plot with mature gardens that sweep around the house. A summer house, lawned areas, and established planting provide plenty of opportunities for play, relaxation, and entertaining. To the front, a driveway offers parking for two to three cars and leads to a double garage with power, ideal for secure parking, storage, or workshop use.





With its sought-after location close to schools, local shops, leisure facilities, and transport links, this property combines practicality with lifestyle appeal.

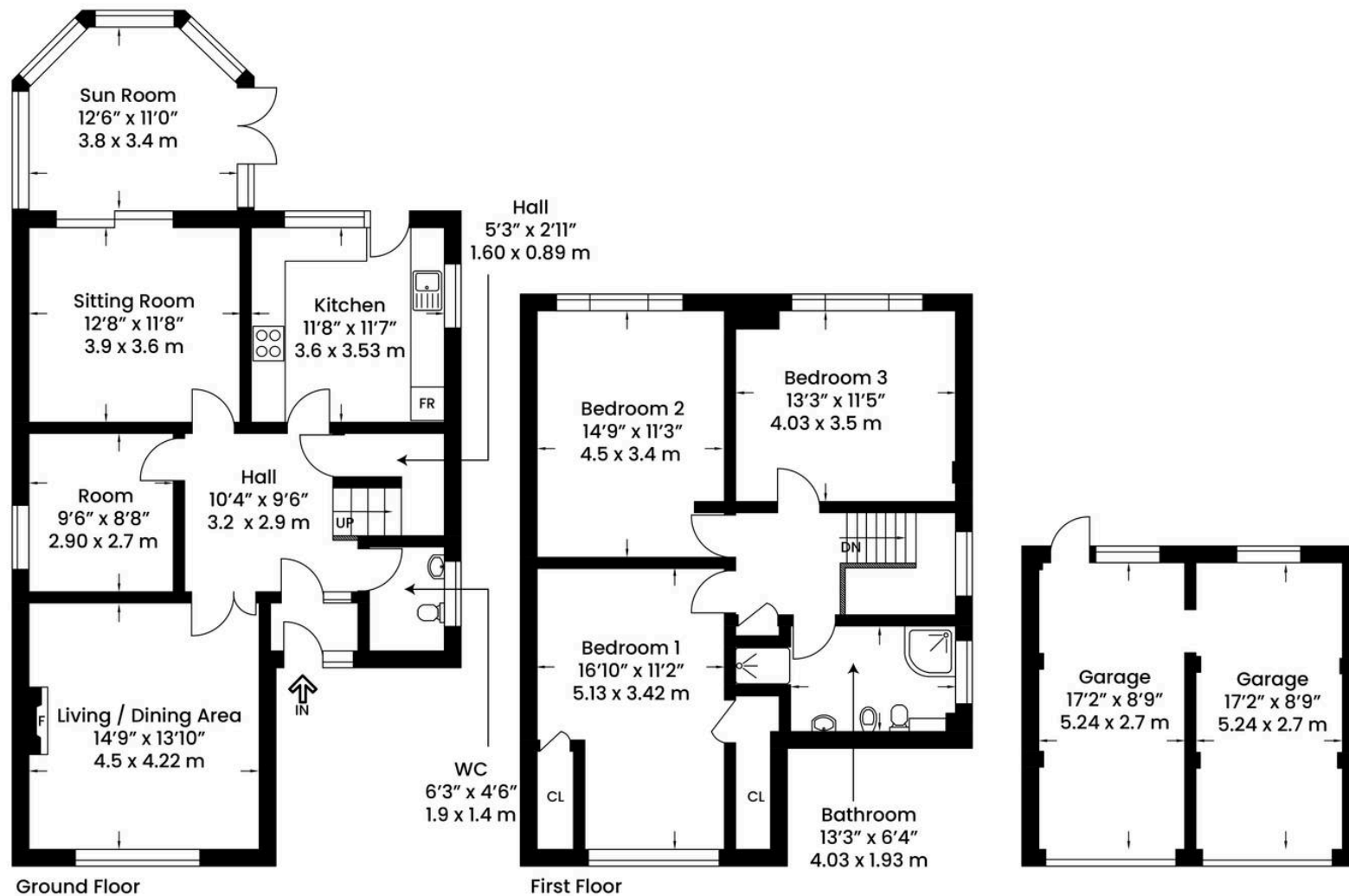
### **What the current owners loved most**

The owners have particularly loved the size and layout of the garden, enjoying sunshine throughout the day and space for entertaining, play, and relaxation. They have also valued the home's generous internal storage, the practicality of the garage, and the convenience of the quiet cul-de-sac setting close to Newton Primary School and amenities.

### **Summary**

- Detached three-bedroom home in a quiet cul-de-sac
- Three reception rooms plus conservatory
- Spacious kitchen with electric oven, gas hob, and dishwasher
- Downstairs WC
- Bedrooms with built-in storage, vanities, and walk-in cupboards
- Family bathroom with separate bath and shower
- Large garden sweeping around the house with summer house
- Driveway parking for 2-3 cars
- Double garage with power
- Close to Newton Primary School and local amenities
- EPC: C
- Council Tax: Band F





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2025

# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

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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.