



16 Ledcameroch Gardens, Dunblane – FK15 0GZ

Offers Over **£475,000**



Cathedral City Estates

16 Ledcameroch Gardens

Dunblane

This attractive detached property offers generous and flexible accommodation, ideally suited to modern family living. A welcoming entrance hallway provides access to the main living areas and includes a useful understairs cupboard for storage. At the heart of the home is the open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with cream Shaker-style units complemented by oak worktops, creating a warm and timeless finish. Integrated appliances include a gas range cooker, dishwasher, fridge and freezer. From the dining area, glazed doors open through to the lounge, allowing a natural flow between the spaces. The lounge features a fireplace and provides a comfortable setting for relaxing while remaining connected to the kitchen and dining area.

Also on the ground floor is a flexible additional bedroom, currently used as a TV room. This room has direct access to a downstairs bathroom arranged in a Jack and Jill style, with additional access from the hallway, allowing it to function as an ensuite or a convenient family bathroom. A separate utility room houses the washing machine and tumble dryer and offers further practical storage.



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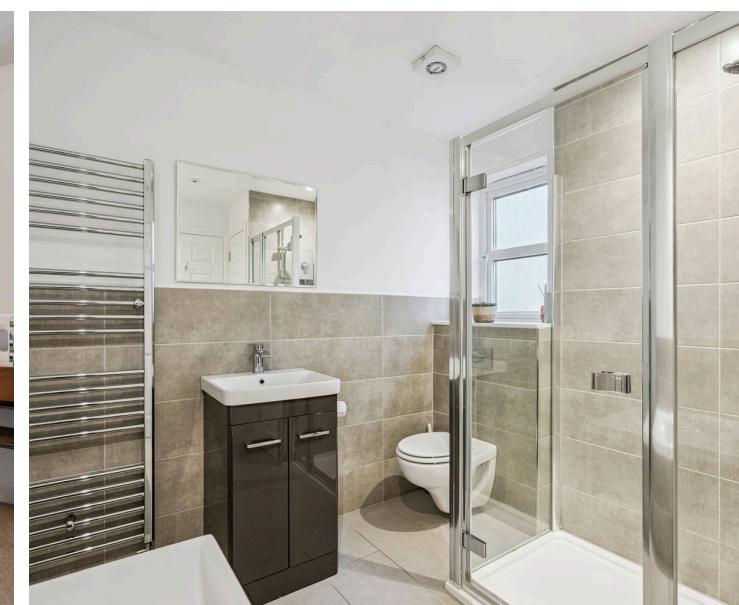
Dunblane

Upstairs, there are four well-proportioned bedrooms, all benefiting from built-in wardrobes. The main bedroom features a modern ensuite shower room, while the remaining bedrooms are served by a stylish family shower room with a large walk-in shower and vanity unit. The attic is part-floored and fitted with a ladder and light, providing useful additional storage.

Externally, the property enjoys gardens to the front and rear. The rear garden is private and backs onto attractive woodland, arranged over terraced levels with lawned areas, a raised patio ideal for outdoor seating, and two substantial sheds. A driveway to the front provides parking for two cars.

Summary

- Detached four/five-bedroom family home
- Open-plan kitchen and dining room with glazed doors to lounge
- Cream Shaker-style units with oak worktops and integrated appliances
- Flexible ground-floor bedroom/TV room with Jack and Jill bathroom
- Four upstairs bedrooms with built-in wardrobes
- Ensuite shower room and modern family shower room
- Private rear garden backing onto woodland
- Terraced garden with patio and two large sheds
- Driveway parking for two cars
- EPC: Band C
- Council Tax: Band F





GROSS INTERNAL AREA
 FLOOR 1 81.8 m² (881 sq.ft.) FLOOR 2 63.9 m² (688 sq.ft.)
 TOTAL : 145.8 m² (1,569 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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