



**26 Culdee Grove, Dunblane – FK15 9FL**

Offers Over **£695,000**



**Cathedral City** Estates

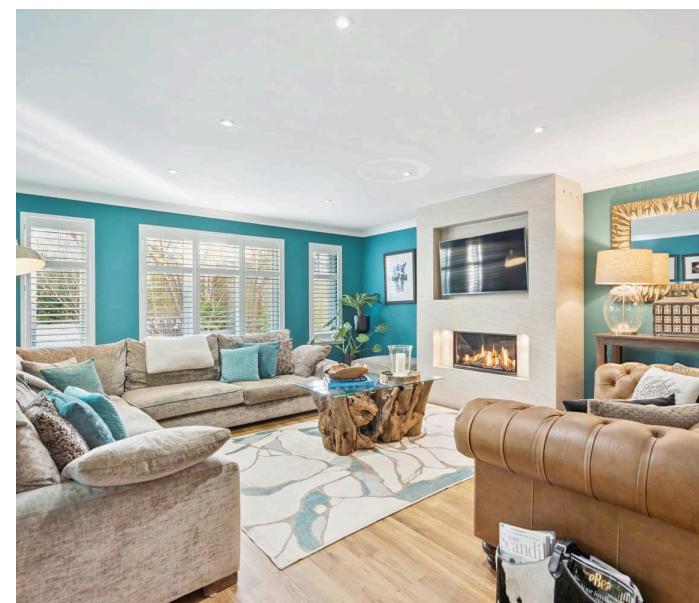
# 26 Culdee Grove

Dunblane

Set within a sought-after modern development in Dunblane, this impressive detached home stands out for its tasteful décor, quality finishes and excellent sense of space. Occupying a preferred corner plot, it enjoys a pleasant outlook and a welcome feeling of privacy, while remaining well connected to the town's amenities, schools and transport links.

The ground floor opens into a bright and welcoming hall that sets the tone for the accommodation throughout. To the rear, the spacious open-plan kitchen and dining room forms the heart of the home and is ideal for both everyday family life and entertaining. Finished in a contemporary style, the kitchen features a stainless steel range cooker, integrated fridge, freezer, dishwasher and microwave, generous storage and worktop space, and a modern log burner that adds warmth and character. Bi-fold doors open directly onto the south-facing garden, creating a seamless link between indoor and outdoor living. All window shutters are included in the sale.

A generous utility room sits off the kitchen and provides excellent additional storage along with a convenient door to the garden. In addition to the impressive main lounge, which features a living flame fire, the ground floor also benefits from a separate family sitting room, offering a relaxed and informal space for day-to-day living. A modern downstairs shower room adds further practicality.



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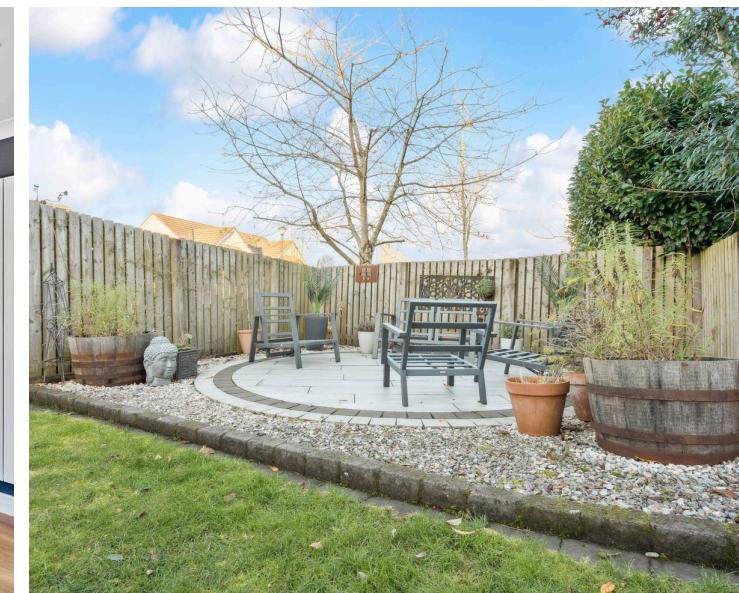
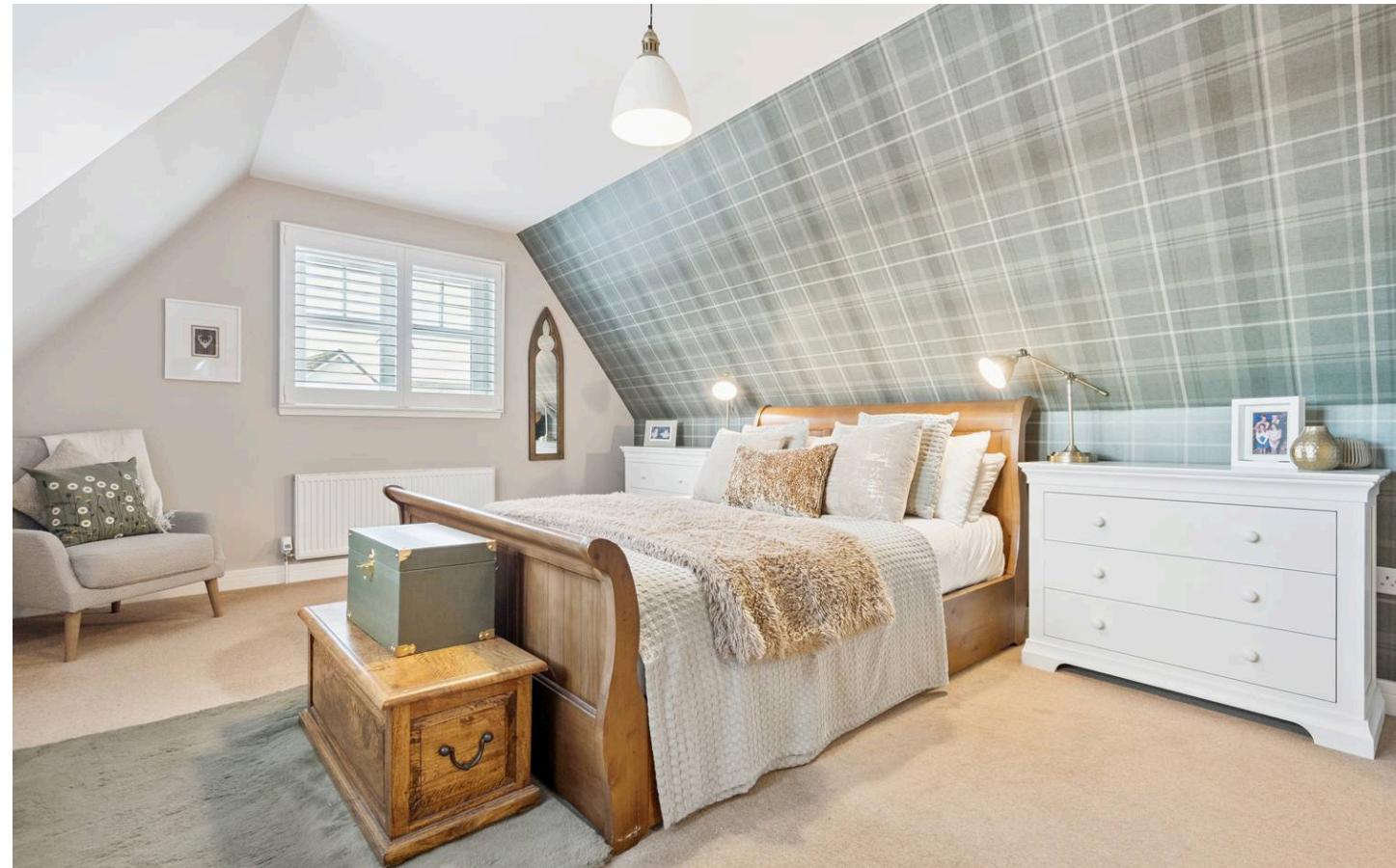
Dunblane

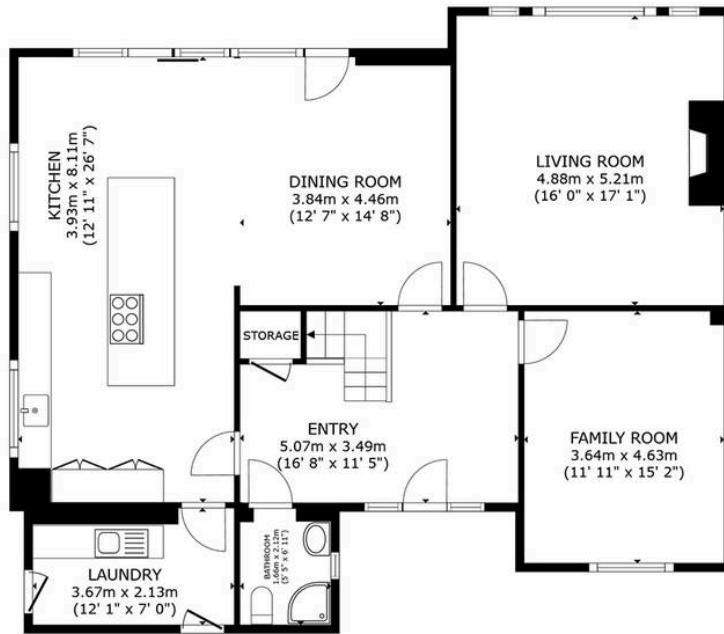
Upstairs, the bright upper hall leads to five well-proportioned bedrooms. The principal bedroom enjoys a dedicated dressing area and a contemporary ensuite shower room with a large enclosure. A guest bedroom also benefits from its own ensuite and built-in wardrobe. The remaining three bedrooms offer excellent flexibility, with two featuring built-in wardrobes. Completing the accommodation is a striking family bathroom with a freestanding copper bath and contemporary fittings.

Externally, the property continues to impress. A generous driveway provides ample off-street parking and leads to a double integrated garage with electric door. The gardens are well arranged and include a large decked area, a corner patio and a hot tub, creating an outstanding outdoor space for relaxing and entertaining.

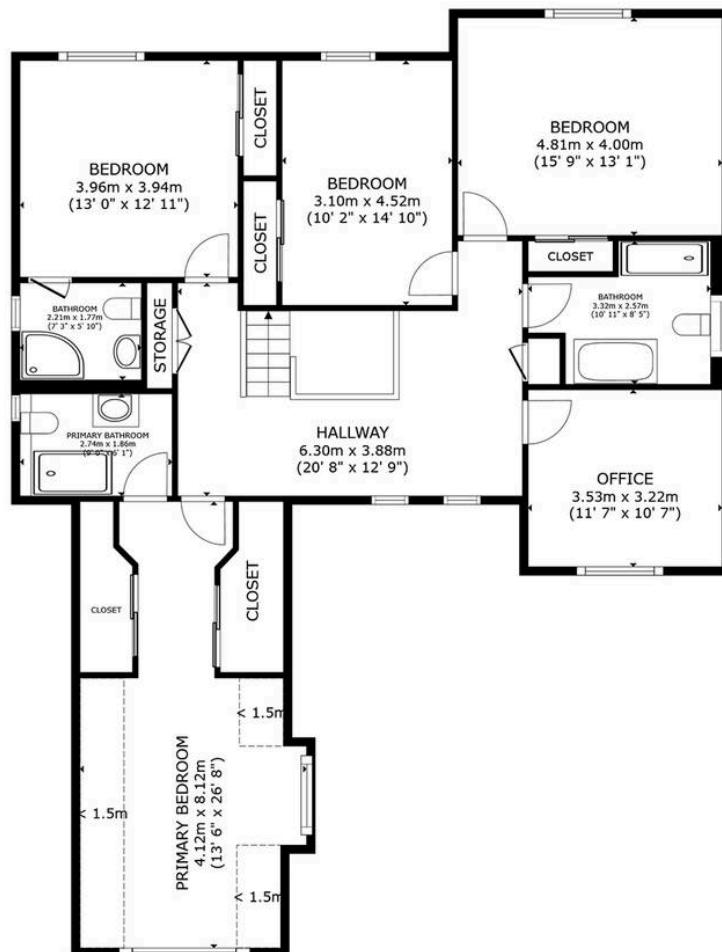
- Five-bedroom detached home on preferred plot
- Sought-after modern development in Dunblane
- Open-plan kitchen/dining room with log burner and bi-fold doors
- Main lounge plus separate family sitting room
- Downstairs shower room and utility room
- Principal bedroom with dressing area and ensuite
- Guest bedroom with ensuite and built-in wardrobe
- Family bathroom with freestanding copper bath
- Driveway, double integrated garage, deck, patio and hot tub

The property is located within a highly regarded residential development, popular for its attractive surroundings and convenient position within Dunblane. The town offers a wide range of local





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 124.0 m<sup>2</sup> (1,334 sq.ft.) FLOOR 2 133.6 m<sup>2</sup> (1,438 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 6.4 m<sup>2</sup> (69 sq.ft.)  
 TOTAL : 257.6 m<sup>2</sup> (2,772 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 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.