



**13 Chisholm Avenue, Dunblane – FK15 0BP**

Offers Over **£320,000**



**Cathedral City** Estates



# 13 Chisholm Avenue

## Dunblane

This spacious three-bedroom bungalow combines generous accommodation with a superb location in one of Dunblane's most desirable settings. Its flexible layout, mature gardens, and direct access into Laigh Hills Park make it an attractive choice for families and downsizers alike.

A welcoming hallway, complete with two useful storage cupboards, leads into the main living areas. At the front, a bright sitting room benefits from a large picture window overlooking the garden, creating a relaxing reception space. Adjoining this is a well-proportioned dining room, which comfortably seats six to eight people — ideal for family gatherings or entertaining friends.

The kitchen forms the heart of the home, fitted with white units and laminate worktops, and equipped with an integrated dishwasher, electric oven, gas hob, and combi fridge-freezer. A breakfast bar and additional dining space make it both practical and sociable, while the adjoining utility room adds convenience with extra storage and direct access to the garden.

A rear extension houses the lounge, which enjoys delightful views across the garden and into Laigh Hills Park. This inviting space provides a tranquil spot to relax year-round and makes the most of the home's superb outlook.

The property offers three well-proportioned double bedrooms, complemented by a bathroom with a





bath, WC, and wash hand basin, as well as a separate shower room with electric shower. This arrangement provides flexibility and practicality for households of different sizes.

Externally, the property enjoys gardens to the front, side, and rear, featuring lawns, mature trees, and hedging. A west-facing raised seating area provides the perfect place to enjoy the afternoon sun. A double garage with separate storage and a driveway for three to four vehicles completes the picture.

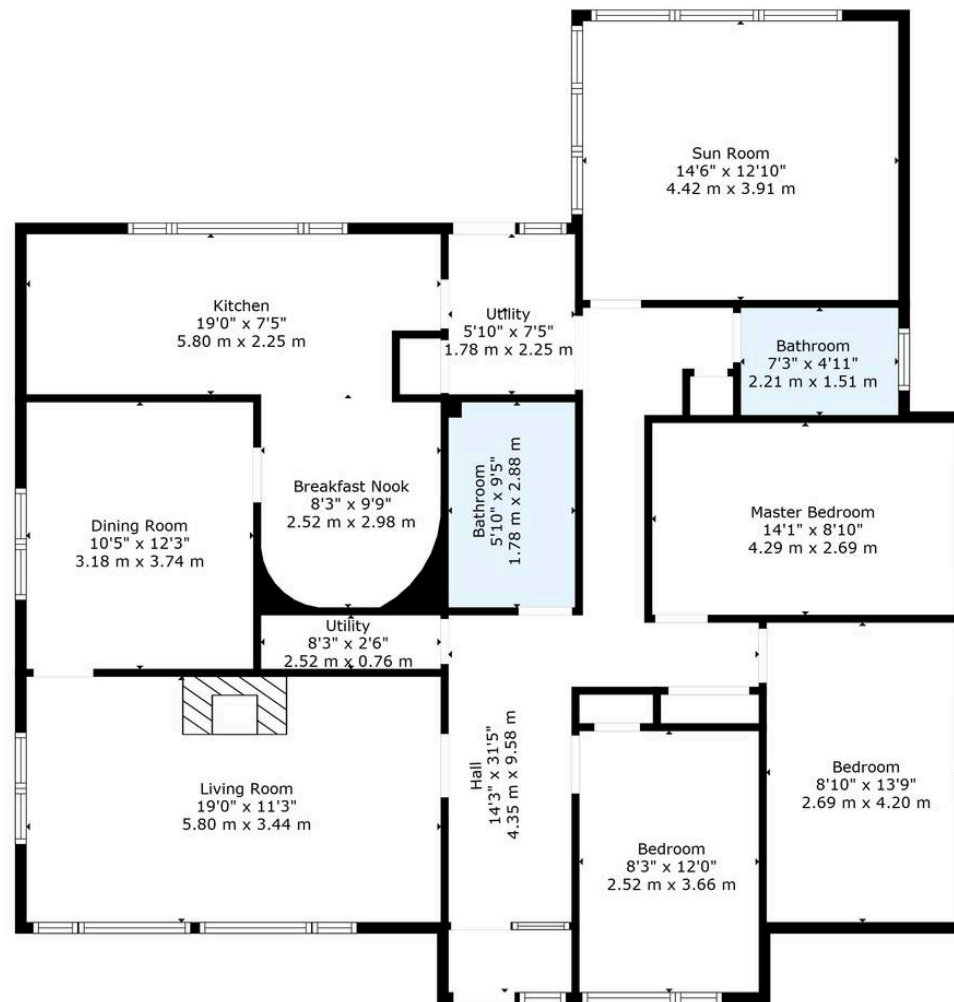
### **What the current owners loved most**

The owners particularly enjoyed the peaceful cul-de-sac setting, the direct access into Laigh Hills Park, and the seasonal views from the lounge.

### **Summary**

- Three double bedrooms
- Front sitting room, dining room, and rear lounge with park views
- Kitchen with breakfast bar and dining area, plus utility room
- Bathroom and separate shower room
- Double garage with storage and driveway for 3/4 cars
- Front, side, and rear gardens with west-facing seating area
- Quiet cul-de-sac with direct access to Laigh Hills Park
- Approx. 142sqm of accommodation
- Double glazing and gas central heating (Worcester boiler)
- EPC: D | Council Tax: F





**TOTAL: 1466 sq. ft, 136 m2**

FLOOR 1: 1466 sq. ft, 136 m2

EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, UNDEFINED: 6 sq. ft, 1 m2

WALLS: 89 sq. ft, 8 m2

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



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

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