

# Dunsinnan St Margarets Drive, Dunblane

Perthshire







*Collection*

WELCOME TO  
**Dunsinnan St Margarets Drive, Dunblane**

*Halliday Home Collections are delighted to bring to the market, Dunsinnan, a very impressive, modern villa which sits within well established and maintained, South facing garden grounds with double garage. Built in 2010, with an extension and modifications completed in 2013 and 2017, this well-appointed family home sits on one of Dunblane's most prestigious addresses, within easy reach of the city centre and travel links.*



**5 Beds | 6 Baths | 415m2**



# THE HOUSE

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The internal accommodation, over two levels, comprises: reception hall, lounge, play room, family room, stunning kitchen/dining, utility, WC, shower room and study. The upper floor gives access to the principal suite with ensuite and dressing room, two further bedrooms with en-suite facilities, two large double rooms with a shared bathroom and a family bathroom. Warmth is provided by gas central heating, with underfloor heating in some of the ground floor rooms and Rational double glazing throughout.

Externally the house is accessed by electric gates into the paved driveway which in turn gives access to the double garage. The garden is bound by stone wall and is laid to lawn with mature trees and shrubs. The rear garden is very generously sized with the added benefit of being South facing, bound by stone walls, and bordered with mature trees and shrubbery, feature paved patio and gate access to front. CCTV is installed to cover the external area.





A modern living room with a large window, a TV, a wooden cabinet, and a sofa. The room is bright and airy, with a large window on the left side. A large TV is mounted on the wall, and a wooden cabinet is positioned below it. A sofa with patterned cushions is in the foreground. The room is open-plan, with a kitchen visible in the background.

## STRIKING IMPRESSIONS

*A lovely bright, welcoming space with ample room to suit the needs of all the family. Open plan to the kitchen with engineered oak flooring, rear facing window, fitted blind, TV point, glazed French doors into the hallway and timber pocket doors to the playroom.*



# THE HEART OF THE HOME









# A CLOSER LOOK











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**ALL ENQUIRIES**

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