

12 Ledcameroch Gardens, Dunblane

Perthshire





PROPERTY AND
ESTATE AGENTS

WELCOME TO

12 Ledcameroch Gardens, Dunblane

Halliday Homes are delighted to present to the market this superb, detached family home, ideally situated in a quiet and highly desirable residential area within the historic Cathedral City of Dunblane. Beautifully maintained by the current owners, the property offers spacious and flexible accommodation, perfectly suited to modern family living. Viewing is highly recommended to fully appreciate the quality, location, and lifestyle this outstanding home has to offer.



4 Beds | 2 Baths | 124m2

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The bright and welcoming internal layout comprises: entrance hall, WC, generous lounge with ample natural light, formal dining room, breakfasting kitchen, utility room. On the first floor, the property offers: four well-proportioned bedrooms, with the principal bedroom offering en-suite shower room, a contemporary family bathroom completes the accommodation. Further benefits include gas central heating, double glazing, an alarm system, and excellent storage throughout.

Externally, the property enjoys a well-maintained front lawn and a private Monoblock driveway offering off-street parking, which leads to the integral garage. The fully enclosed, beautifully landscaped rear garden is exceptionally private and arranged over several levels. It features two paved patio areas ideal for outdoor dining and relaxation, a well-kept lawn, and an abundance of mature plants and trees. The garden also benefits from an outside water tap and gated side access.











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ALL ENQUIRIES

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