

4 Bedroom Steading for Sale - Offers Over £445,000

Hillside Farm, Dunblane, Scotland, FK15 9NT



KEY FEATURES:

- 4 BEDROOMS • OFF STREET PARKING • PRIVATE GARDEN • GARAGE • MAGNIFICENT VIEWS

Description

Truly stunning, rarely available end terraced steading conversion in a semi rural setting, offering views over unspoiled countryside. Hillside Steading was built by the award-winning Crammond Select Homes and is within easy reach of Dunblane and benefits from its excellent transport links. No.6 occupies arguably the best plot within the development and has the addition of an integral garage. To appreciate the quality on offer early viewings are a must.

The accommodation comprises; entrance vestibule perfect for coats and shoes; then through into the lower hall which gives access to the lounge, with wood burning stove, kitchen/dining area, utility room, office, family room and W/C as well as two useful storage cupboards. On the upper floor, which is accessed via a beautiful timber stair, is a bright upper landing with three skylights and a balcony over to the lower hall which in turn leads to all four bedrooms. The well-proportioned master bedroom benefits from fitted wardrobes and an en-suite shower room, while there are two doubles and a further single bedroom; one with a W/C off - and ample storage. Finishes are to an exacting standard throughout, with high quality timber panelled and glazed doors. Warmth is provided by gas central heating, the wood burning stove in the lounge and double glazing.

There is a very attractive private garden to the front, which is laid mainly to lawn and is bounded by a fine dry stone dyke wall, as well as a seating area to the side of the property. As previously mentioned, the property also benefits from an integral garage and driveway parking for two vehicles. The development has further provision for visitor parking.

Location

The amenities of Dunblane are all close by these include a fine range of independent shops, cafes and restaurants, as well as Marks & Spencers and Tesco supermarkets. The nearby city of Stirling provides more extensive shopping and there is a wealth of outdoor pursuits on offer within easy reach, including some fine hillwalking. Highly regarded schooling is available at both primary and secondary level in Dunblane, with independent schooling at Morrison's in Crieff. Bridge of Allan is also home to Stirling University. The world-renowned Gleneagles Hotel, with its fantastic golf courses and extensive leisure facilities, is a mere 15 minute drive from Dunblane. There are excellent transport connections to all the major towns of central Scotland. The M9 and M80 give quick access to Edinburgh and Glasgow respectively, while the A9 serves Perth and other northern destinations. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC Rating
Council Tax Band

Ground Floor

Entrance Hallway - Entered through a vestibule and double storm doors. Gives access to all rooms on the ground floor. Two useful storage cupboards. Hard wood varnished floor, window, BT point and 3 radiators.

Lounge - 20' 0" x 16' 8" (6.1m x 5.1m) Bright and spacious south facing room with feature fire place and log burning stove. Dual aspect sash and case windows with shutters. French doors leading out to the front garden, carpeted floor, TV and BT points.

Family Room - 11' 1" x 8' 2" (3.4m x 2.5m) Entered via double fully glazed doors, hard wood varnished floor, French doors to the side garden, radiator, TV and BT points.

Study - 11' 1" x 6' 2" (3.4m x 1.9m) Useful room that is currently utilised as a study/home office, hard wood varnished floor, window with shutters, storage cupboard, radiator and BT point.

Kitchen/Diner - 16' 8" x 11' 5" (5.1m x 3.5m) Fully fitted dining kitchen with a comprehensive range of wall and base units and solid wood worktop. Quality integrated appliances include Siemens fridge freezer, dishwasher, double



oven and grill, induction hob and extractor fan. Stainless steel sink and draining area, half tiled walls, window and French doors. Tiled floor, radiator, TV and BT points.

Utility Room - 10' 0" x 5' 10" (3.05m x 1.8m) Good sized room with space for washing machine and tumble dryer. Part glazed stable door leads to the side garden, base units with solid wood work top and stainless steel sink. Tiled floor and radiator.

WC - 7' 2" x 5' 2" (2.2m x 1.6m) White suite of WC and wash hand basin, hard wood varnished floor, window, radiator and extractor fan.

Integral Garage - 13' 1" x 9' 10" (4m x 3m) Double wooden doors with glazed panels gives access to the garage. Single door to the entrance hall, lighting, power and Worcester Bosch combi boiler.

First Floor

Upper Landing - Bright split level landing which gives access to all rooms on the first floor. Three Velux windows, balcony overlooking downstairs hallway, two storage cupboards, carpeted floor and three radiators.

Master Bedroom - 18' 4" x 12' 5" (5.6m x 3.8m) Front facing double room with built-in wardrobe. Radiator, TV point, carpeted floor and two windows.

En-Suite - 5' 10" x 5' 10" (1.8m x 1.8m) Modern white suite of WC and wash hand basin, mains shower with fully tiled cubicle. Velux window, half tiled walls, heated towel rail, tiled floor, shaver point and extractor fan.

Bedroom 2 - 18' 0" x 9' 2" (5.5m x 2.8m) Double bedroom with two radiators, carpeted floor, window, Velux window and TV point.

Bedroom 3 - 14' 5" x 9' 6" (4.4m x 2.9m) Double bedroom with two windows, radiator, carpeted floor and TV point.

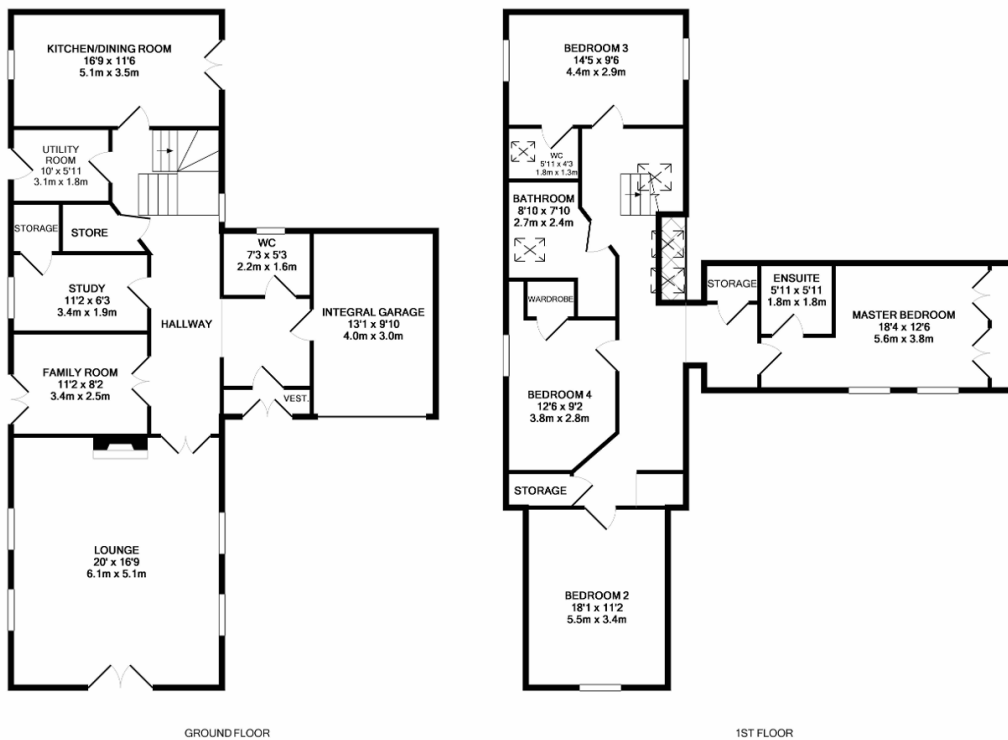
En-suite WC - 5' 10" x 4' 3" (1.8m x 1.3m) Modern white suite of wash basin, WC, heated towel rail, tiled floor, Velux window, shaver point and extractor fan.

Bedroom 4 - 12' 5" x 9' 2" (3.8m x 2.8m) Single bedroom with fitted wardrobe, window, carpeted floor and radiator.

Bathroom - 8' 10" x 7' 10" (2.7m x 2.4m) Traditional white suite of WC, wash hand basin, bath and full tiled shower cubical with mains shower. Heated towel rail, laminate floor, shaver point, extractor fan and Velux window.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mettpro 62018

Additional Information

Agent's Note:

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floorplans, which are for illustrative purposes only, may not be to scale.

