



15 Dykedale, Dunblane – FK15 0DH

Offers Over £400,000



Cathedral City Estates

15 Dykedale

Dunblane

This delightful three-bedroom detached home enjoys an excellent position within the ever-popular Dykedale area of Dunblane, close to Newton Primary School. Tastefully modernised by the current owners, it combines comfort, practicality, and contemporary style to create a home that's ready to move into.

The welcoming entrance hall offers excellent storage and leads through to the main living areas. To the rear, the bright lounge features a striking stone fireplace with a living-flame gas fire, providing a cosy focal point. Sliding doors open onto a sunny decked terrace overlooking the rear garden, extending the living space outdoors during warmer months.

At the front of the house, a versatile dining room offers great flexibility for family life – currently used as a hobby room, it could equally serve as a fourth bedroom or home office. The recently refitted cloakroom is smartly finished with modern wet-wall panelling, a WC, and handbasin.

The modern kitchen is bright and well equipped, featuring integrated appliances including a gas hob, double electric oven, and washing machine, with space for a freestanding fridge-freezer. It opens into a light-filled garden room, currently used as a dining area, creating a relaxed and sociable space ideal for family meals or entertaining.

Upstairs are three well-proportioned double bedrooms, two with fitted wardrobes. The décor throughout is calm and neutral, complemented by fresh carpeting and plenty of natural light.



The family bathroom has been recently refitted with a contemporary suite including bath, overhead shower, and vanity unit with integrated handbasin and WC. A floored attic with pull-down ladder provides excellent additional storage.

Externally, the property continues to impress. To the front, a pretty garden and large driveway offer parking for several cars, leading to a double garage with electric doors. The rear garden enjoys a sunny aspect with decking, patio, and a low-maintenance vegetable area with raised beds – all enjoying open views towards the Dunblane Hydro.

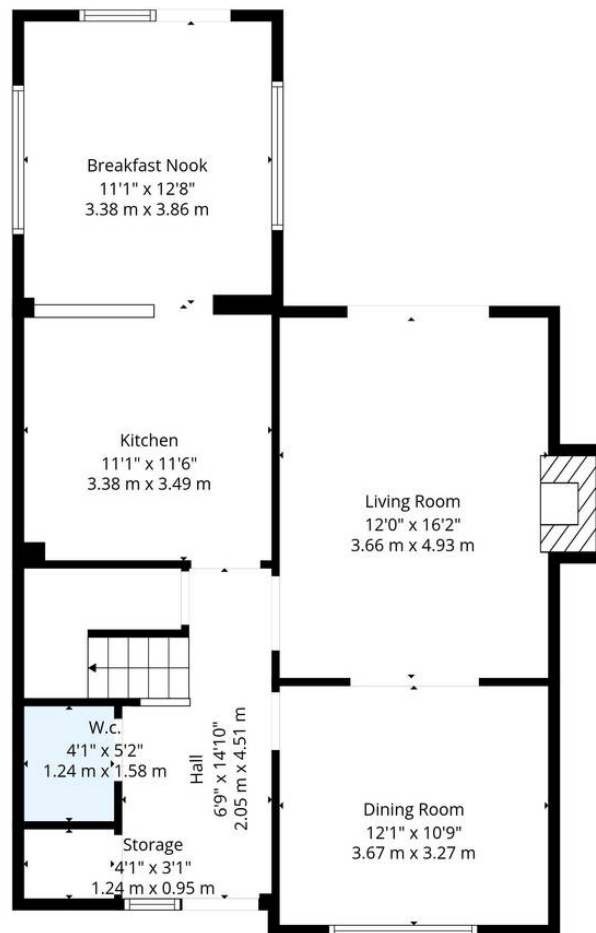
What the Current Owners Loved Most

The owners have especially enjoyed the peaceful setting, friendly community, and the lovely views from the rear deck. They've also valued the natural flow between the kitchen and garden room, which makes this home perfect for relaxed family living and entertaining.

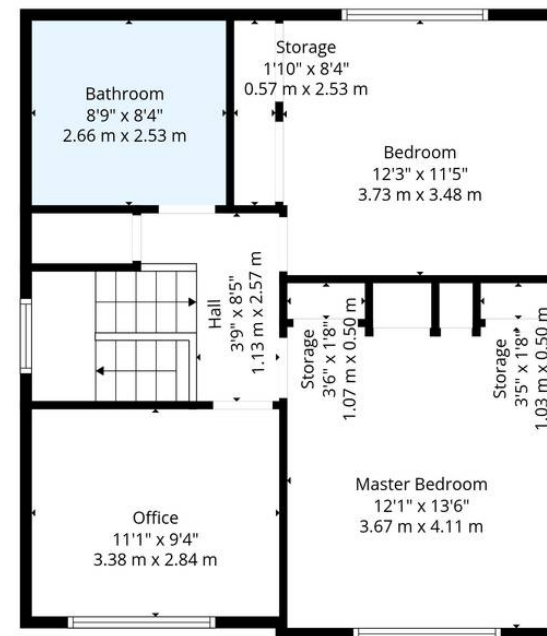
Summary

- Beautifully presented detached family home
- Three double bedrooms (two with fitted wardrobes)
- Bright lounge with stone fireplace and garden access
- Flexible dining room or fourth bedroom/office
- Modern kitchen open to garden room/dining area
- Recently fitted cloakroom and family bathroom
- Excellent storage including floored attic
- Driveway and double garage with electric doors
- Attractive gardens with decking, patio, and raised beds
- Lovely views towards Dunblane Hydro
- Council Tax: Band F





Floor 1



Floor 2

TOTAL: 1360 sq. ft, 126 m2

FLOOR 1: 763 sq. ft, 71 m2, FLOOR 2: 597 sq. ft, 55 m2

EXCLUDED AREAS: STORAGE: 40 sq. ft, 4 m2, FIREPLACE: 12 sq. ft, 1 m2, UNDEFINED: 10 sq. ft, 1 m2, WALLS: 112 sq. ft, 12 m2



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



Cathedral City Estates

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