



50 Roman Way, Dunblane – FK15 9DJ

Offers Over £335,000



Cathedral City Estates

# 50 Roman Way

## Dunblane

Perfectly positioned within walking distance of Dunblane's High Street, schools, and railway station, this three-bedroom detached home combines space, practicality, and potential. Well cared for over the years, it now offers buyers an excellent opportunity to modernise and create a stylish family home, all while enjoying lovely open views across the golf course towards the hills of Sheriffmuir.

The house sits on a good-sized plot with driveway parking for two cars and a single garage. A welcoming hallway leads into the spacious front-facing lounge, where a wide picture window frames the superb views. Bright and inviting, this room provides a relaxing setting for family life or entertaining.

To the rear, the kitchen overlooks the garden and includes traditional units, a washing machine, fridge, and slimline fridge-freezer. While functional, it would now benefit from upgrading, with excellent scope to open into the adjoining dining room to create an open-plan kitchen-dining space. A glazed door gives direct access to the rear garden. The dining room itself is flexible, suitable as a second sitting room, playroom, or home office. A handy cloakroom with WC completes the ground floor.

Upstairs are three comfortable bedrooms and the family bathroom. The main bedroom, positioned to the front, enjoys the same open views as the lounge and includes built-in wardrobes. The second double faces the garden, while the third single bedroom, ideal for a child or study, also offers storage. The bathroom, well sized but ready for refurbishment, provides scope for a modern redesign.



The enclosed rear garden is mainly laid to lawn with mature planting providing privacy and greenery. A path leads to the garage, and the driveway offers off-street parking for two vehicles.

### What the Owners Loved Most

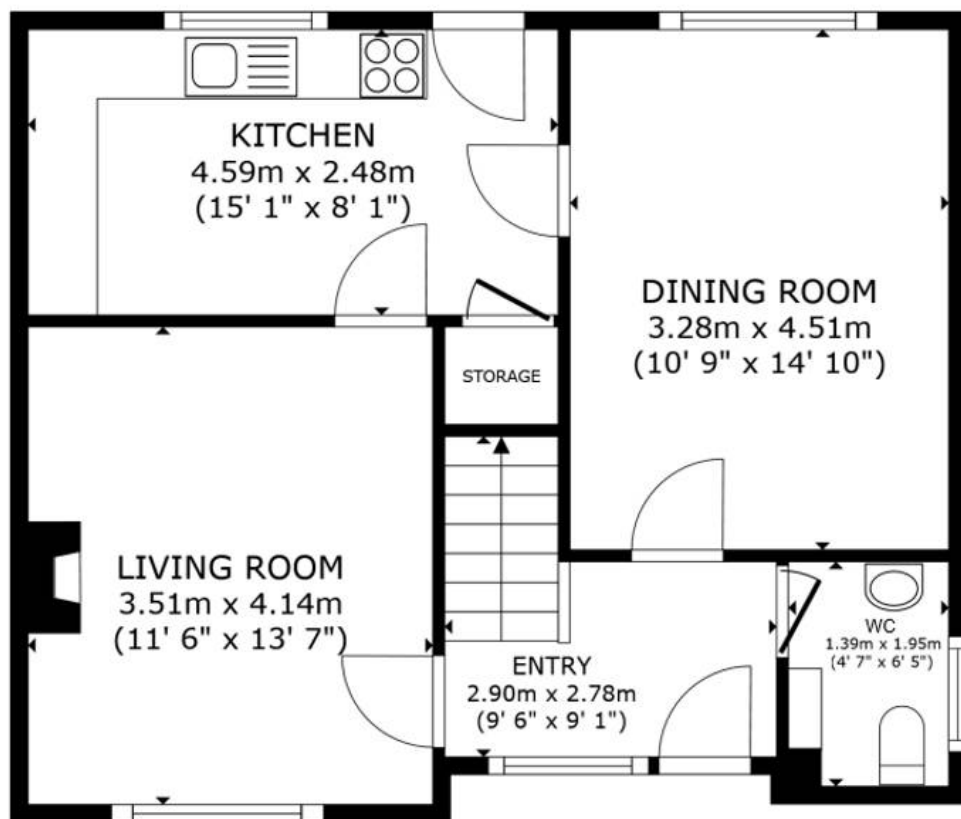
The owners have especially loved the open views from the lounge and bedrooms and the peaceful yet central location — with shops, cafés, schools, and the railway station all within a short stroll.

### Summary

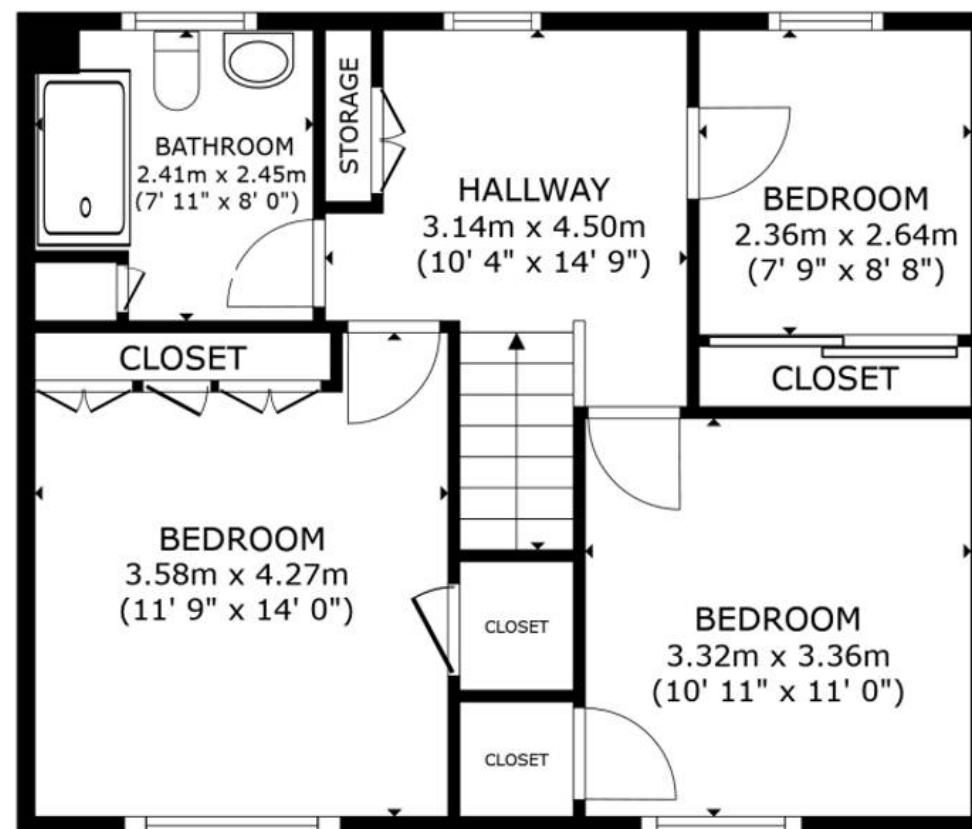
- Detached three-bedroom home in central Dunblane
- Superb open views over golf course and Sheriffmuir hills
- Spacious lounge and flexible dining room
- Kitchen overlooking rear garden
- Downstairs cloakroom
- Two double bedrooms and one single, all with storage
- Bathroom requiring modernisation
- Enclosed rear garden, driveway, and single garage
- Excellent location close to schools and amenities

Located in one of Dunblane's most desirable residential areas, Roman Way enjoys a peaceful, family-friendly setting within easy reach of the town centre. Dunblane offers excellent local amenities including independent shops, cafés, and a Tesco supermarket, along with well-regarded primary and secondary schools. The railway station provides direct services to Stirling, Glasgow, Edinburgh, and Perth, while nearby walks along the Allan Water and through Laighills Park make the area ideal for relaxed, everyday living.





**FLOOR 1**



**FLOOR 2**

# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

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