



8 Wedderburn Road, Dunblane – FK15 0FN

Offers Over £540,000



Cathedral City Estates

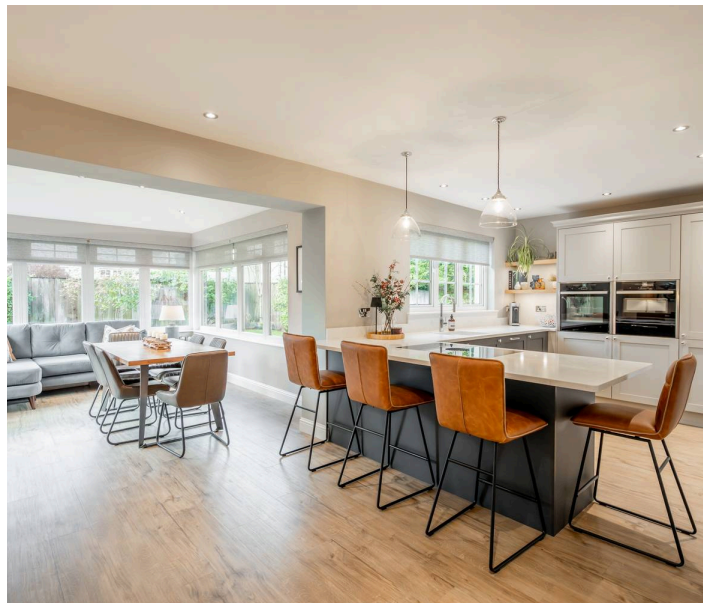
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Dunblane

Set within the sought-after CALA development on the north side of Dunblane, this beautifully presented and thoughtfully extended detached home offers stylish, flexible living in a prime family location. Immaculately maintained and filled with natural light, the layout has been carefully designed to suit modern family life while retaining a sense of comfort and flow throughout.

The heart of the home is the superb open-plan kitchen, dining and sunroom-style living space. Finished with quartz worktops and a full suite of premium Neff appliances – including a Bora 'Pure' induction hob with integrated extractor, slide-and-hide oven, combination microwave, warming drawer, fridge freezer and dishwasher – this is a space designed for both everyday living and entertaining. A Quooker Flex boiling tap adds further convenience, while garden views and automated blinds enhance the relaxed, sociable feel.

A formal lounge provides a quieter retreat with a contemporary recessed living flame fire, while additional ground-floor accommodation includes a bright TV/family room, a smart home office, a useful utility room with side access, and a downstairs cloakroom.



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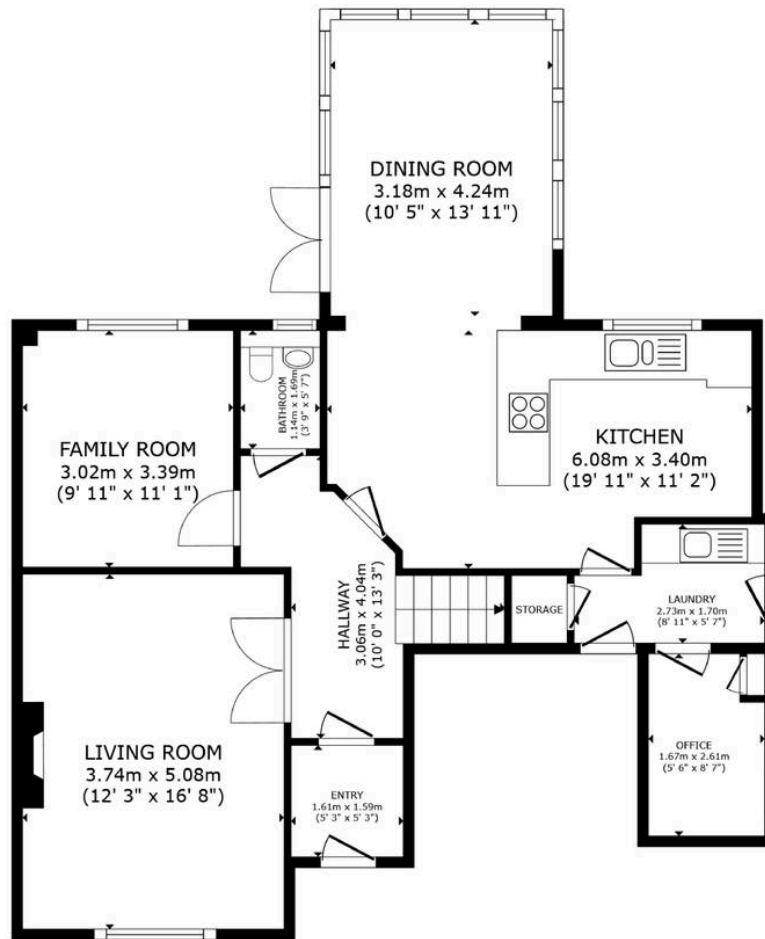
Upstairs, the bright upper hall leads to four well-proportioned double bedrooms. The principal bedroom and guest room each benefit from stylish ensuite shower rooms, with the remaining bedrooms served by a generous family bathroom with separate shower. All floor coverings, curtains and blinds are included in the sale.

Outside, the property continues to impress with well-kept gardens and a west-facing rear patio ideal for afternoon and evening sun. A driveway provides parking for two cars and leads to a double integrated garage, while a garden shed offers additional storage.

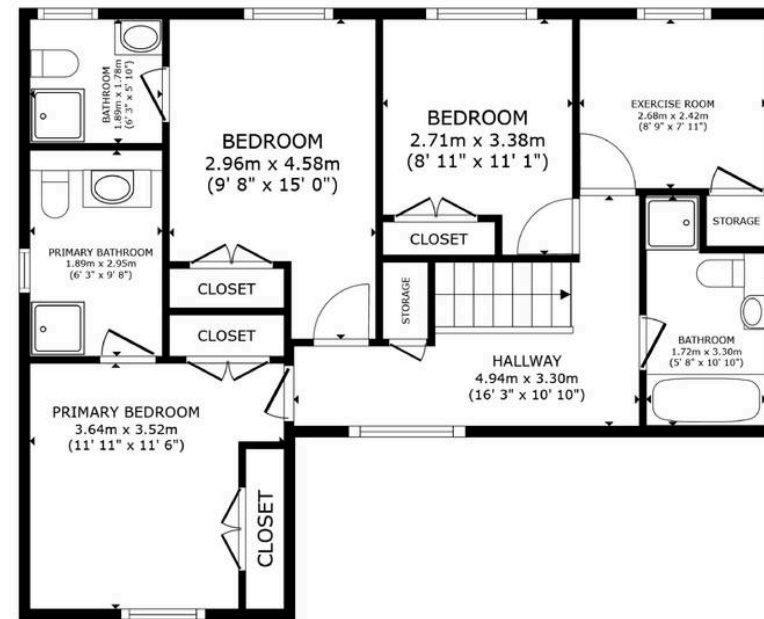
Summary

- Immaculate detached home in popular CALA development
- Thoughtfully extended and turnkey throughout
- Stunning open-plan kitchen, dining & living space
- Quartz worktops, Neff appliances, Bora hob & Quooker tap
- Formal lounge plus TV/family room and home office
- Four double bedrooms; two with ensembles
- Generous family bathroom and downstairs cloakroom
- West-facing rear garden with patio
- Driveway for two cars and double integrated garage
- Curtains, blinds and floor coverings included





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 86.2 m² (928 sq.ft.) FLOOR 2 70.9 m² (763 sq.ft.)
 TOTAL : 157.1 m² (1,691 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

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Please Note: Property details are for guidance only and do not form part of any offer or contract. Measurements, photos, and floor plans are approximate. Systems and appliances haven't been tested, and we can't guarantee their condition. Tenure and construction details are unverified. Contact us for more information.