



44 Coldstream Avenue, Dunblane – FK15 9JN

Offers Over £415,000



Cathedral City Estates

44 Coldstream Avenue

Dunblane

Located in a sought-after residential area close to Dunblane's highly regarded schools and local amenities, this attractive detached property offers comfortable, flexible accommodation ideally suited to modern family life. Well maintained and smartly presented throughout, the home features neutral décor, quality flooring and a layout that works equally well for everyday living and entertaining.

The entrance hall leads into a bright front-facing lounge, which enjoys pleasant views and flows naturally into the dining room, creating a welcoming and sociable living space. From here, sliding doors open into the conservatory, providing an additional sitting area that enjoys outlooks over the rear garden and offers a lovely connection to the outdoors. The dining kitchen is a real focal point of the home, fitted with white gloss units and a good range of integrated appliances including a double electric oven, fridge freezer, dishwasher and washing machine. With generous worktop space and room for a table, it works perfectly as a hub for family life. Also on the ground floor is a versatile TV den or fourth bedroom, along with a useful cloakroom and WC.

Upstairs, the property offers three well-proportioned bedrooms, all enjoying open views across Dunblane and the surrounding Perthshire countryside. The main bedroom is particularly appealing, benefiting from a walk-in wardrobe and a modern en-suite shower room.

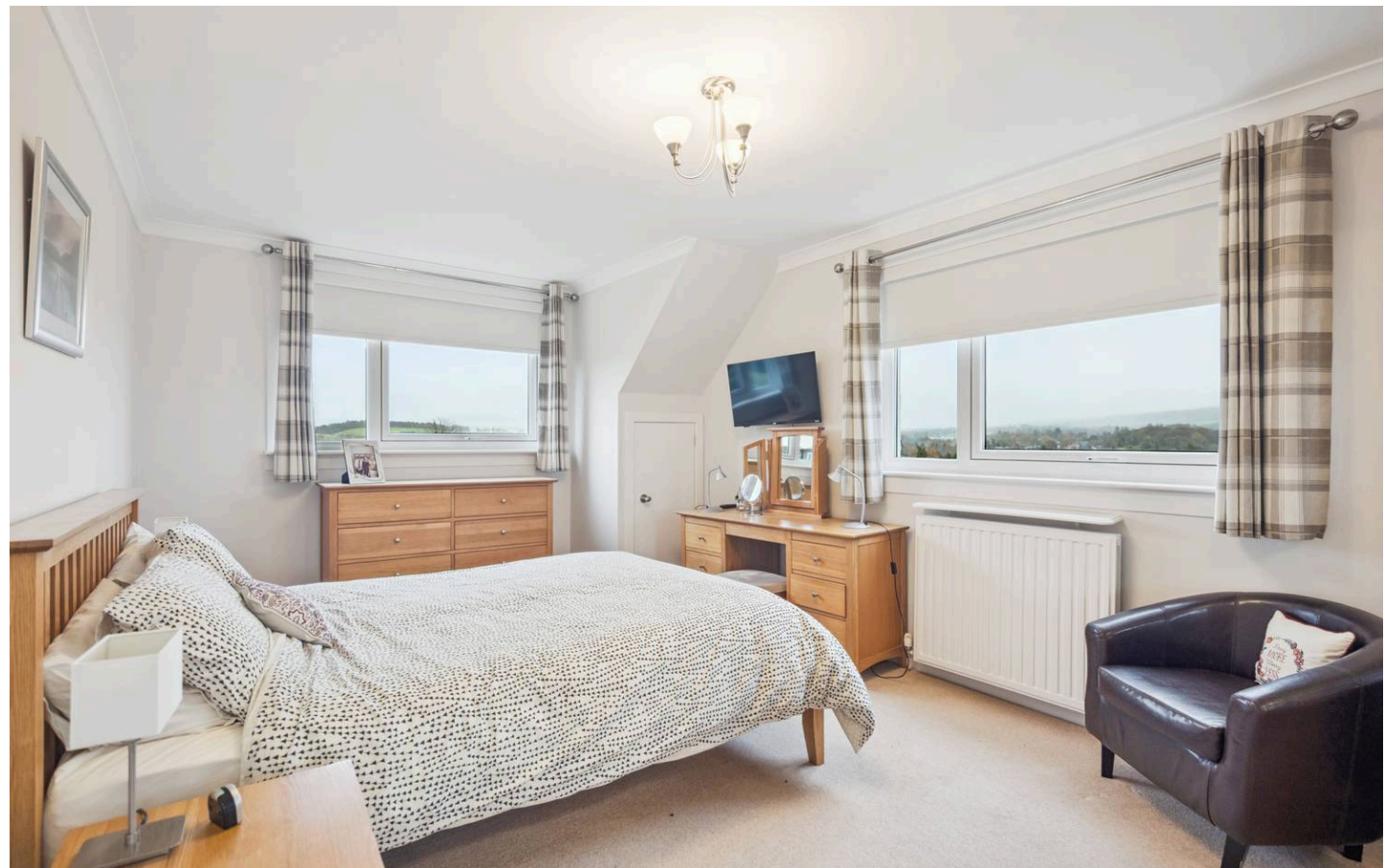


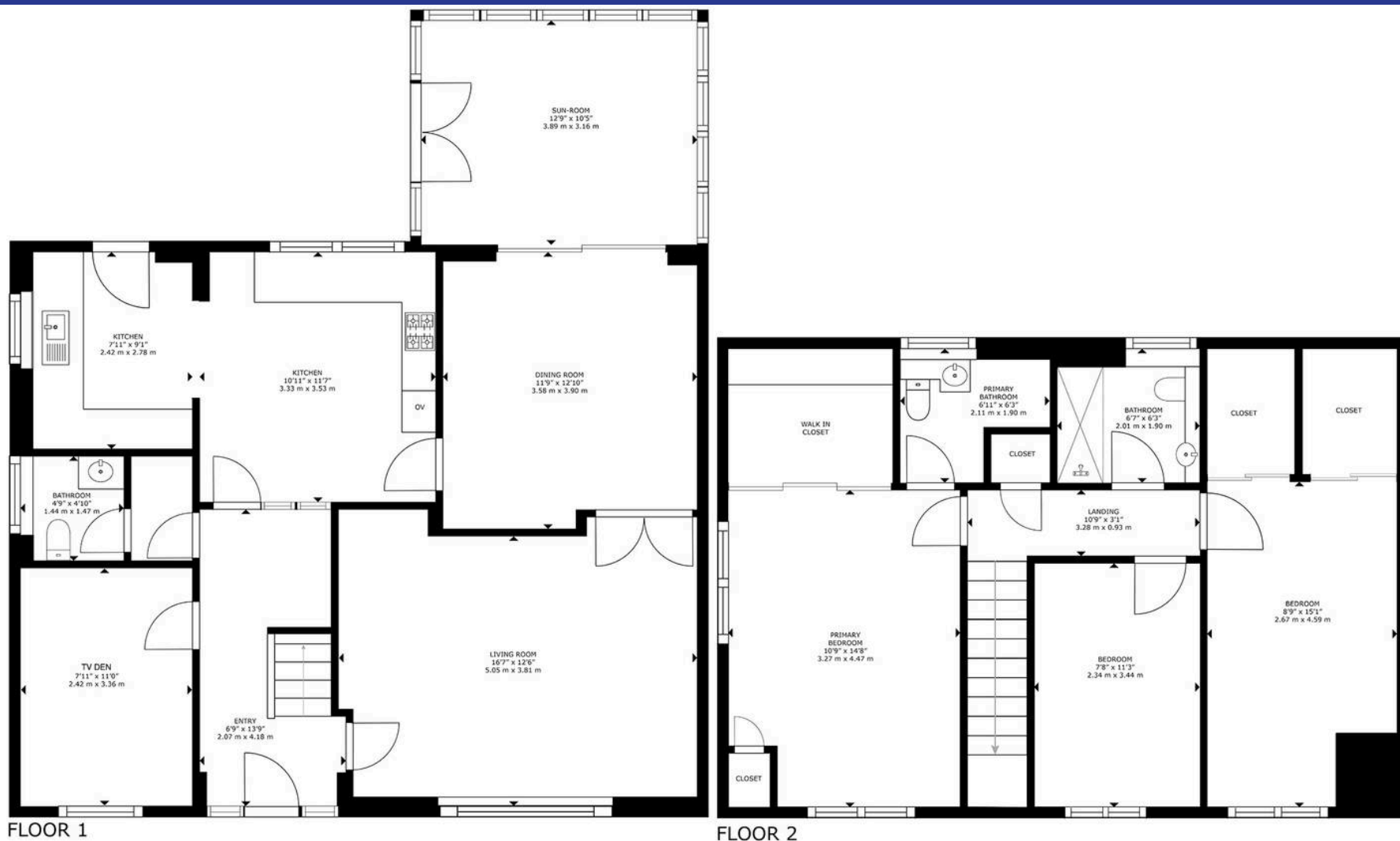
The remaining two bedrooms are served by a contemporary family shower room, and all are finished in light, neutral tones that allow new owners to move straight in while offering scope to personalise over time.

Externally, the rear garden is arranged over two levels, combining a patio area ideal for outdoor dining with a lawned section above – a great space for children, pets or simply relaxing. To the front, an attractive garden and driveway create a welcoming approach, while a single garage provides secure parking and useful storage.

Summary

- Detached family home in a sought-after Dunblane location
- Close to well-regarded schools and local amenities
- Bright lounge flowing into dining room and conservatory
- Modern dining kitchen with integrated appliances
- Flexible ground-floor TV den or fourth bedroom
- Ground-floor cloakroom and WC
- Three bedrooms upstairs with open countryside views
- Main bedroom with walk-in wardrobe and en-suite
- Two-level rear garden with patio and lawn
- Driveway and single garage





GROSS INTERNAL AREA
 FLOOR 1: 933 sq. ft, 86 m², FLOOR 2: 655 sq. ft, 60 m²
 TOTAL: 1,588 sq. ft, 146 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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