



O'MALLEY
PROPERTY

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38/2 Grant Drive
Dunblane, FK15 9HU

omalleyproperty.com
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Description

****ADVERTISED £15,000 BELOW HOME REPORT ****

O'Malley Property are proud to present to the market 38/2 Grant Drive, Dunblane, a well-proportioned two-bedroom ground floor flat set within a popular and peaceful residential development. Offering spacious accommodation throughout and an excellent layout suited to a range of buyers, this attractive property will appeal to first-time purchasers, downsizers and investors alike.

The heart of the home is the bright and generously sized lounge/diner, a welcoming space enhanced by a charming bay window which allows natural light to flood the room. Positioned just off the main living area, the kitchen offers excellent functionality with a practical design and plenty of scope for modernisation or personalisation to suit individual tastes.

The property further benefits from two well-sized double bedrooms, both complete with built-in storage. The master bedroom enjoys the added bonus of a private en-suite shower room, while a separate family bathroom serves the remainder of the home.

Externally, there are parking bays available outside the building.

“Spacious Property”

Location

Grant Drive is ideally situated within the sought-after cathedral city of Dunblane, an area renowned for its picturesque surroundings, strong sense of community and excellent transport connections. Residents benefit from easy access to a variety of local amenities including independent shops, cafés, restaurants and supermarkets, while Dunblane Railway Station provides regular services to Stirling, Glasgow and Edinburgh, making it an excellent choice for commuters. The area is also highly regarded for its schooling and nearby leisure opportunities, with beautiful countryside walks and golf courses all within easy reach.

Lounge

19'7" x 12'9"

Kitchen/Diner

11'5" x 9'9"

Master Bedroom

13'1" x 11'8"

En-Suite

6'6" x 4'9"

Bedroom 2

11'8" x 8'10"

Bathroom

6'5" x 6'5"

Home Report

The home report is available upon request. Contact our team today.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale.

Misdesription Act 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £194,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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