



28 Maurice Wynd, Dunblane – FK15 9FG

Offers Over £390,000



Cathedral City Estates

28 Maurice Wynd

Dunblane

Positioned within a popular and well-established part of Dunblane, this impressive townhouse offers spacious and adaptable accommodation across three storeys. Finished in light, neutral décor throughout, the property feels bright and welcoming from the moment you step inside and has been carefully maintained to provide a comfortable, move-in-ready home.

The ground floor is designed with everyday practicality in mind. An integral garage offers secure parking or additional storage, while a versatile rear room works equally well as a home office, guest room or fourth bedroom and benefits from built-in storage. A modern shower room on this level is ideal for guests or family members using the ground-floor accommodation. Completing this floor is a generous utility room with excellent storage, a walk-in cupboard and direct access to the rear garden.

On the first floor, the main living spaces enjoy excellent natural light. The impressive lounge features French doors opening onto a private balcony, providing space for outdoor seating and a pleasant spot to relax. Across the hall, the open-plan kitchen and dining room is well designed for everyday living and entertaining, with integrated appliances including microwave, electric oven, gas hob, fridge and dishwasher. French doors open to a Juliet balcony, enhancing the sense of light and space. A cloakroom WC and walk-in cupboard complete this level.

The property is ideally positioned within central Dunblane, placing everyday amenities and well-regarded schools within easy walking distance. The



28 Maurice Wynd

Dunblane

The second floor accommodates the main sleeping quarters. The principal bedroom benefits from built-in storage and a contemporary ensuite shower room. Two further bedrooms provide comfortable accommodation, one with a built-in wardrobe. The family bathroom is well finished and includes both a bath and a separate shower enclosure. A floored attic with pull-down ladder provides useful additional storage.

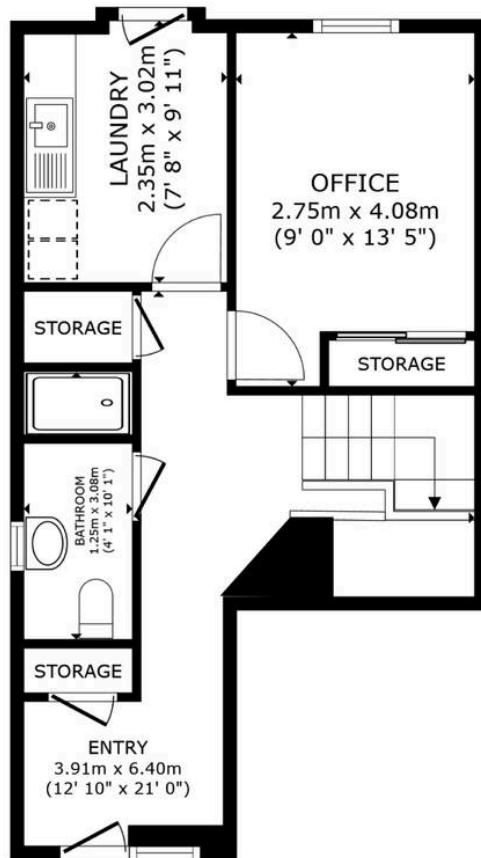
Externally, the property enjoys a fully enclosed rear garden, offering a private and secure outdoor space that is easy to maintain and well suited to family life.

Summary

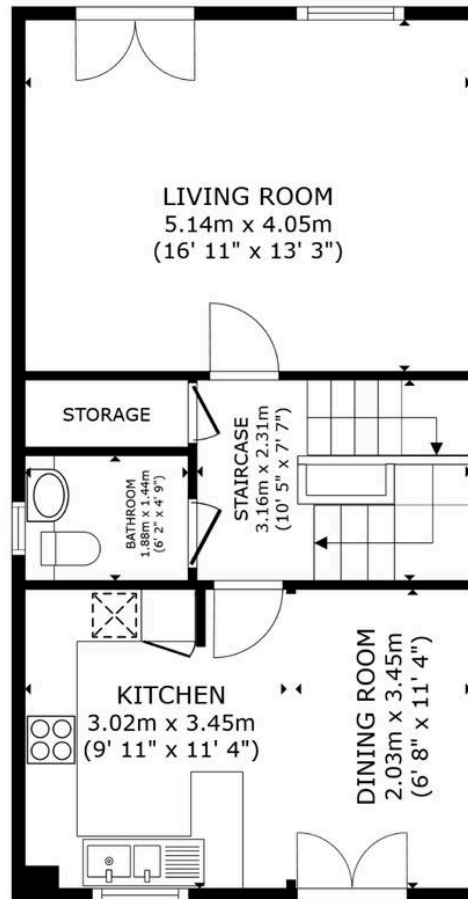
- Modern four-bedroom townhouse in central Dunblane
- Walk-in condition with light, neutral décor throughout
- Arranged over three storeys with flexible accommodation
- Ground-floor office/bedroom, shower room and generous utility
- First-floor lounge with French doors to balcony
- Open-plan kitchen diner with integrated appliances and Juliet balcony
- Principal bedroom with ensuite and built-in storage
- Two further bedrooms and family bathroom with separate shower
- Integral garage and fully enclosed rear garden
- EPC: C | Council Tax: F

The property is ideally positioned within central Dunblane, placing everyday amenities and well-regarded schools within easy walking distance. The

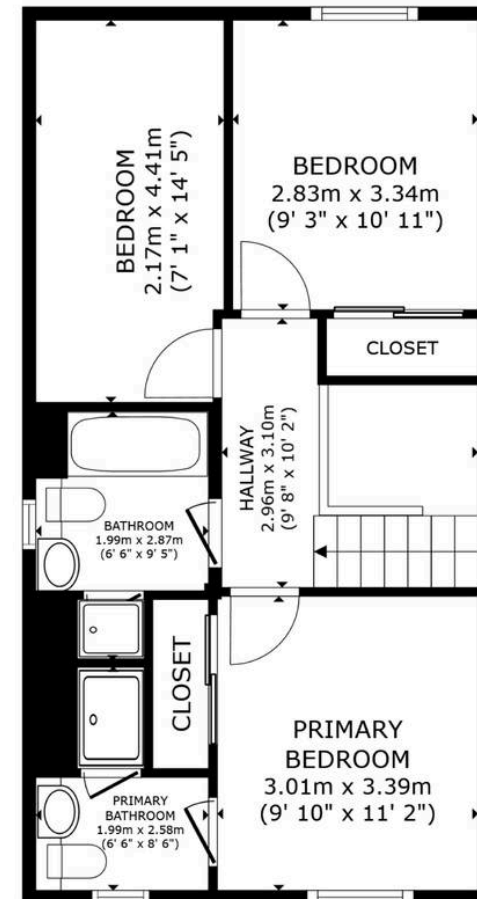




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 40.5 m² (436 sq.ft.) FLOOR 2 51.5 m² (554 sq.ft.) FLOOR 3 51.1 m² (550 sq.ft.)
 TOTAL : 143.1 m² (1,541 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

01786821012 • info@cathedralcityestates.co.uk • cathedralcityestates.co.uk/

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.