



40/1 GRANT DRIVE, DUNBLANE, FK15 9HU  
OFFER OVER £235,000





## 40/1 GRANT DRIVE

OFFERS OVER £245,000

B-Spoke Property are delighted to offer to the sales market a luxury Ground Floor Flat in sought after Dunblane with views of farmland to the rear.

The property demands immediate inspection to fully appreciate the quality and size of the accommodation on offer.

- 2 Double Bedrooms
- Master En-Suite Shower Room
- Kitchen
- Bathroom
- Security Entry System
- Gas Central Heating
- Double Glazing

Externally the property has communal garden grounds, bin storage area, private residents parking and visitors parking.

Dunblane boasts a wide variety of local amenities and reputable schooling is available nearby at primary and secondary level.

Commuters are well catered for by the nearby national road and rail networks and the property is only a short distance from Dunblane train station and the local Tesco and Marks & Spencers supermarkets.

The City Centre of Stirling is a short drive away and offers a wide range of amenities including numerous bars, restaurants, cinema, sports facilities and shopping centres.

### VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The property comprises:

- A carpeted security controlled communal entrance.
- Reception hallway with built in storage cupboard.
- Bright and spacious Lounge with feature bay window.
- Fully fitted Dining Kitchen with a range of base and wall mounted units and co-ordinating work surfaces. Integrated gas hob, electric oven, extractor hood, fridge freezer and dishwasher.
- 2 well-proportioned Double Bedrooms with built in wardrobes and the Master Bedroom benefits from an En Suite Shower Room.
- The accommodation is completed internally by a Family Bathroom with white three piece suite.

#### DIMENSIONS

<b>Lounge</b>	5.90m x 3.90m
<b>Kitchen</b>	3.52m x 2.90m
<b>Master Bedroom</b>	4.04m x 3.62m
<b>En-suite</b>	2.09m x 1.51m
<b>Bedroom 2</b>	3.62m x 2.70m
<b>Bathroom</b>	2.00m x 2.00m



## GROUND FLOOR

