



 O'MALLEY

1 Calderwood Place  
Dunblane, FK15 9AW

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## Description

**\*\*NEW FIXED PRICE \*\***

O'Malley Property are proud to welcome to the market this well-presented one-bedroom end-terrace bungalow, ideally positioned in a quiet and popular residential area.

Offering comfortable single-level living, this home is perfectly suited to those seeking to downsize, first-time buyers, or anyone looking for a well-located and manageable home.

The accommodation is thoughtfully laid out, with a bright and spacious living room forming the heart of the home. This inviting space is well-proportioned and ideal for both relaxing and entertaining. Just off the living area, the kitchen is fitted with base and wall-mounted units, ample worktop space, and room for everyday appliances, creating a functional and efficient cooking space.

The double bedroom sits quietly at the rear of the property and benefits from a pleasant outlook, providing a peaceful space for rest. Adjacent to this, the bathroom features a full-size bath with overhead shower, wash hand basin, and WC, all finished in a neutral style. Additional storage is available via a handy cupboard off the hallway, ensuring the home remains clutter-free.

Externally, the property enjoys a private allocated parking space.



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**“Spacious Property”**

## Location

Nestled within the charming cathedral town of Dunblane, Calderwood Place offers a rare opportunity to enjoy peaceful, modern living in one of central Scotland's most sought-after locations. This attractive development features a selection of contemporary homes designed for comfort, functionality, and style – ideal for families, professionals, or downsizers alike.

## Living Room

14'1" x 12'5"

## Kitchen

14'1" x 5'6"

## Bedroom

8'11" x 8'10"

## Bathroom

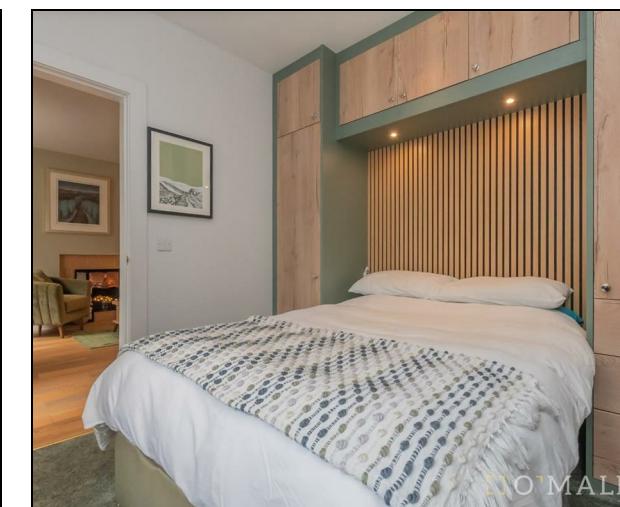
8'10" x 4'3"

## Home Report

The home report is available upon request.

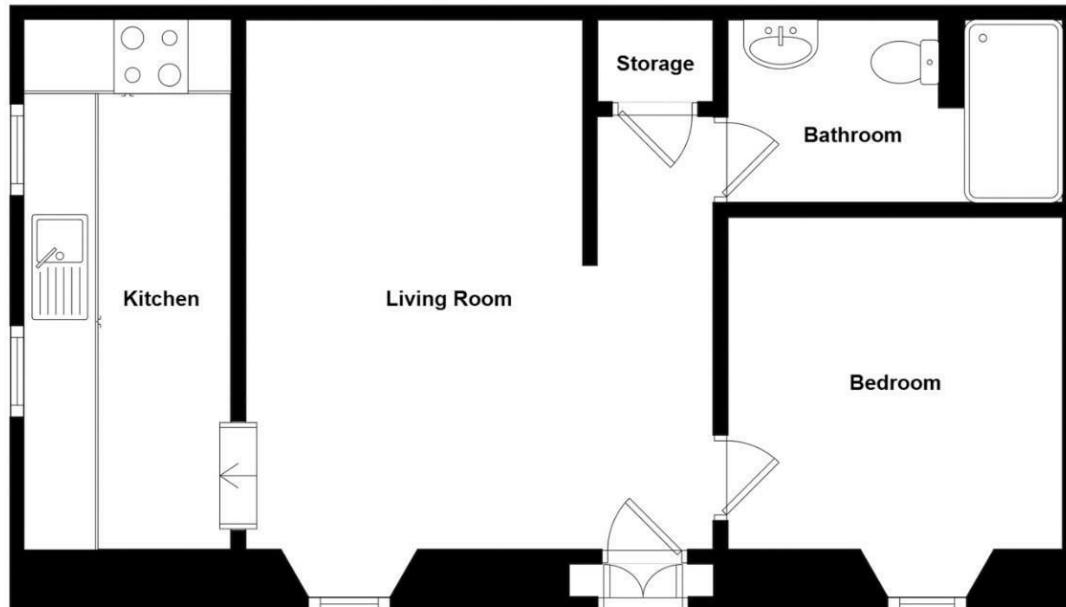
## Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.



Offers Over £214,995

Viewing 9am - 9pm 7 days a week



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.

