



57 Braemar Avenue, Dunblane – FK15 9EB

Offers Over **£320,000**



Cathedral City Estates

57 Braemar Avenue

Dunblane

Ideally located for Dunblane Primary School, Dunblane High School and the town's excellent amenities, this attractive link/semi-detached house provides spacious and well laid-out accommodation extending to around 100 square metres. Built in the mid-1970s, the property has been very well maintained and is presented in true walk-in condition.

The front door opens into a welcoming hallway, leading through to a bright and spacious lounge with an open outlook and far-reaching views across Dunblane towards the cathedral, Sheriffmuir, Doune Braes and the surrounding hills. The modern kitchen is well equipped with a ceramic hob, electric oven, dishwasher, fridge, freezer and Bosch washing machine and tumble dryer, along with a good range of fitted units offering excellent storage.

To the rear, an extension has created a generous sunroom which serves as both a dining area and additional sitting space. Flooded with natural light, this versatile room enjoys views over the south-facing rear garden and provides an ideal setting for everyday living and entertaining. A stylish downstairs WC/cloakroom completes the ground floor.



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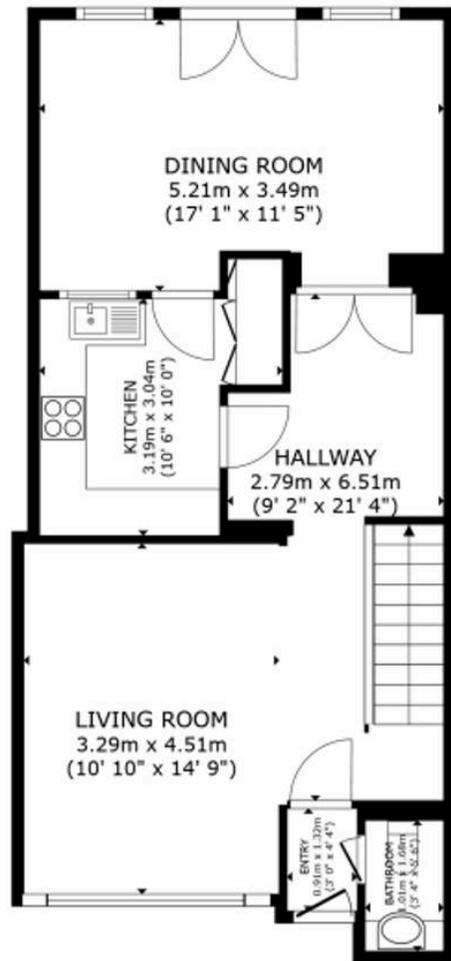
Upstairs, the accommodation includes two comfortable double bedrooms and a further single bedroom, which would also suit use as a home office or study. All bedrooms benefit from built-in wardrobe or cupboard storage. The family bathroom is finished in a modern style with contemporary fittings.

Outside, the gardens to the front and rear are designed for ease of maintenance, with the south-facing rear garden offering a safe and secure space for children and pets. The property also benefits from a single garage with separate store room, along with off-street parking. Gas central heating is provided by a modern combi boiler located in the garage, and the property is fully double glazed.

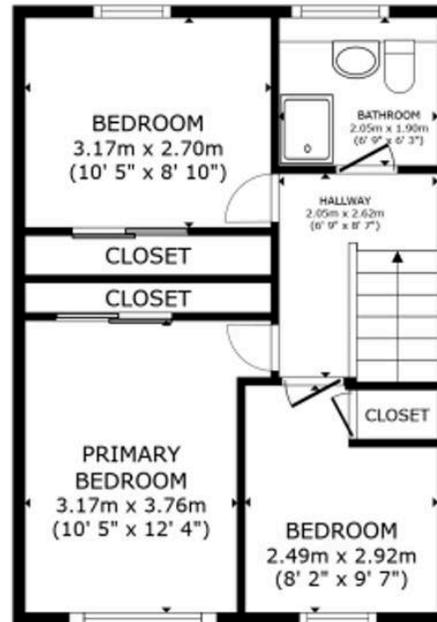
Summary

- Popular Braemar Avenue location in Dunblane
- Well-presented three-bedroom link/semi-detached home
- Extended accommodation with bright rear sunroom
- Modern kitchen, bathroom and downstairs WC
- South-facing, low-maintenance rear garden
- Single garage with separate store and off-street parking
- Gas central heating and double glazing
- EPC: Band C/Council Tax: Band E





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 60.5 m² (651 sq.ft.) FLOOR 2 40.7 m² (439 sq.ft.)
 TOTAL : 101.2 m² (1,089 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.