



30 Holmehill Court, Dunblane – FK15 0AF

Offers Over **£155,000**



Cathedral City Estates

30 Holmehill Court

Dunblane

Located within the well-regarded Holmehill retirement development, this attractive ground floor flat enjoys a particularly convenient position close to the heart of Dunblane. As an end-terraced property, it benefits from a pleasant sense of space and light, with all accommodation arranged on one level for ease of living.

A welcoming entrance hall provides access to all rooms and creates a calm first impression. To the front, the lounge is a bright and comfortable space with room for both seating and dining furniture, enjoying good natural light and a pleasant outlook.

The modern breakfasting kitchen is finished in a contemporary gloss style and includes a double oven and grill, electric hob, freestanding fridge-freezer and washing machine, along with a useful pantry cupboard providing excellent additional storage.

There are two well-proportioned double bedrooms, both benefiting from built-in mirrored wardrobes which offer excellent storage without compromising floor space. These rooms are flexible in use, easily accommodating guests, hobbies or a study area if required. The wet room is finished with easily maintained wet walling and provides a practical, low-maintenance space designed with comfort and accessibility in mind.



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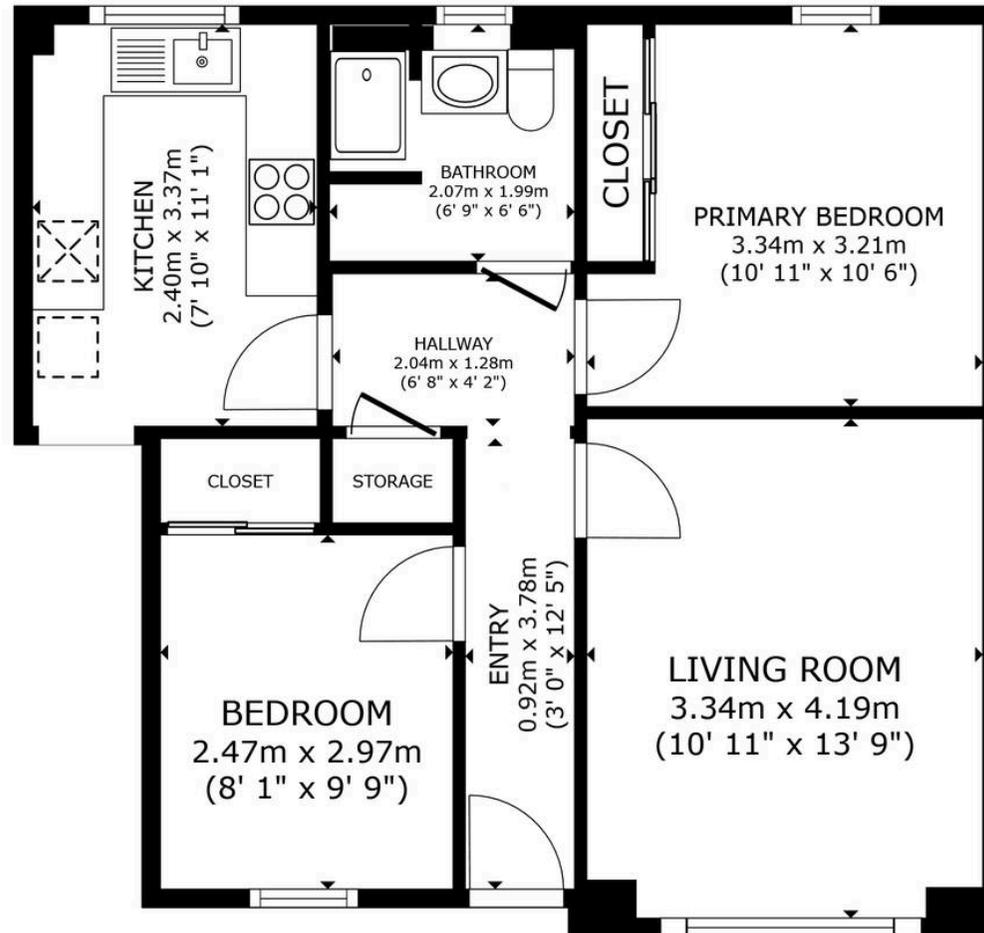
Externally, the property enjoys a front garden area with space for seating, offering a pleasant spot to sit and watch the world go by. To the side, there is a drying area, adding to the everyday practicality of the home. The wider Holmehill development is known for its friendly atmosphere and well-kept surroundings, making it a popular choice for retirement living.

Holmehill is a small, well-established retirement development built in 1985 and managed by Hanover Housing. It is suitable for residents aged 60 and over and benefits from a pull-cord 24-hour alarm system in every room, a part-time warden service, and well-maintained communal areas. These services are covered by a monthly service charge of around £200, which also includes buildings insurance and external maintenance.

Summary

- Ground floor end-terrace retirement flat
- Two double bedrooms with mirrored wardrobes
- Bright lounge with space to dine
- Modern breakfasting kitchen with pantry
- Practical wet room with easy-care finishes
- Front seating area and side drying space
- Well-managed development for over 60s
- Pull-cord 24-hour alarm system and warden support
- Close to Dunblane town centre and amenities
- Monthly service charge approx. £200





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 54.7 m² (589 sq.ft.)
 TOTAL : 54.7 m² (589 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

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