



1 Holmehill Court, Dunblane – FK15 0AF

Offers Over £160,000



Cathedral City Estates



# 1 Holmehill Court

## Dunblane

Situated within the highly regarded Holmehill retirement development, this attractive ground floor flat offers comfortable single-level living in a central and well-connected part of Dunblane. Positioned at the end of the terrace, the property enjoys a pleasant outlook and direct access to the beautifully maintained shared gardens.

The accommodation is entered via a welcoming hallway with a generous storage cupboard, providing excellent practical space. To the front of the property, the bright lounge offers a comfortable setting for everyday living, with space for both seating and dining furniture and an electric fire creating a warm focal point.

The modern breakfasting kitchen is well appointed and includes an electric cooker, washing machine and fridge freezer. A large pantry cupboard provides excellent additional storage, making the kitchen both practical and easy to use.

There are two well-proportioned bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added advantage of a patio door opening directly onto the shared gardens, allowing plenty of natural light and easy outdoor access.





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## Dunblane

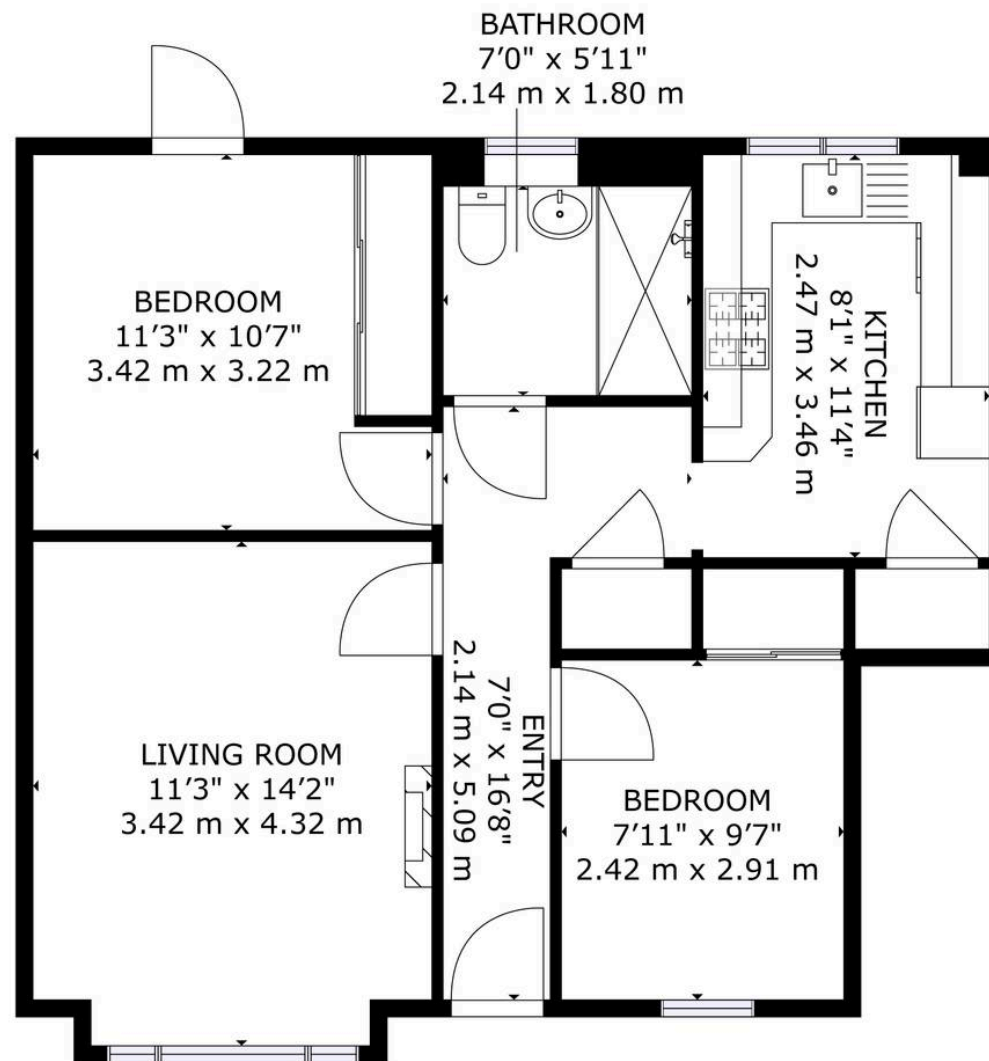
The shower room is finished in a contemporary style and features a large walk-in shower, WC and wash hand basin, designed with comfort and accessibility in mind.

A particular highlight is the direct access to the shared rear gardens, which include seating areas and a glazed gazebo for the use of residents. These gardens are well maintained and provide a peaceful setting to enjoy the outdoors.

Holmehill is a popular, well-established retirement development suitable for residents aged 60 and over and benefits from a 24-hour alarm system in every room, along with regular warden support. A monthly service charge covers building insurance, external maintenance and upkeep of the communal areas and grounds.

- Lower floor retirement flat in popular development
- End-terrace position with direct garden access
- Bright lounge with electric fire and space to dine
- Modern breakfasting kitchen with pantry storage
- Two bedrooms with built-in wardrobes
- Principal bedroom with door to shared gardens
- Contemporary shower room with walk-in shower
- Well-maintained communal gardens with seating and gazebo
- Central Dunblane location, close to shops and amenities





FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 614 sq.ft, 57 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

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