



17 Kellie Wynd, Dunblane – FK15 0NR

Offers Over £545,000



Cathedral City Estates

17 Kellie Wynd

Dunblane

Located within the ever-popular Kellie Wynd in Dunblane, this attractive four-bedroom home is presented to a high standard throughout and has clearly been carefully maintained by the current owners. Offering generous and flexible accommodation, it is ideally suited to modern family living, with well-proportioned rooms and a thoughtful layout for both everyday life and entertaining.

The front door opens into a welcoming hallway that sets the tone for the rest of the house. The lounge is bright and inviting, featuring a bay window, wooden flooring, and a living flame gas fire, all complemented by stylish, neutral décor. A downstairs study provides an ideal space for home working or quiet retreat, while a conveniently placed WC adds to the practicality of the ground floor.

To the rear, the dining room enjoys French doors opening directly onto the garden, creating a natural flow between indoor and outdoor living. Adjacent is the well-equipped breakfasting kitchen, fitted with a dishwasher, double electric oven, gas hob and fridge-freezer. An archway leads through to the breakfasting area and on to the utility room, which provides direct garden access and an internal doorway to the double integral garage—making this a particularly functional space for busy households.



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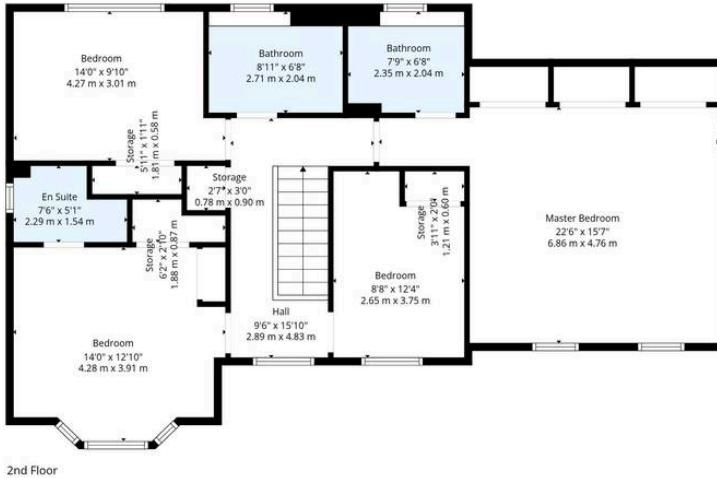
Upstairs, there are four generous double bedrooms. The main bedroom is full of character, with an attractive entrance archway, two dormer windows and three sets of built-in wardrobes, along with a spacious en-suite shower room. A further guest bedroom also benefits from its own en-suite and fitted wardrobes. The remaining two bedrooms are both well-sized doubles and are served by a family bathroom.

Outside, the rear garden is both generous and well maintained, with a patio area for outdoor seating, a neatly kept lawn and a wildlife pond adding charm and interest. To the front, the garden is designed for easy care, while a driveway provides parking for two cars and leads to the double integral garage.

Summary

- Popular Kellie Wynd location in Dunblane
- Well-presented four-bedroom family home
- Two en-suite bedrooms plus family bathroom
- Bright lounge with bay window and gas fire
- Study, utility room and double integral garage
- Dining room with French doors to garden
- Generous rear garden with patio, lawn and pond
- Driveway parking for two cars
- EPC: C
- Council Tax: Band G





TOTAL: 1720 sq. ft, 160 m²

1st floor: 745 sq. ft, 69 m², 2nd floor: 975 sq. ft, 91 m²

EXCLUDED AREAS: GARAGE: 288 sq. ft, 27 m², STUDY: 88 sq. ft, 8 m², UTILITY: 58 sq. ft, 5 m²,

FIREPLACE: 10 sq. ft, 1 m², STORAGE: 44 sq. ft, 5 m², UNDEFINED: 6 sq. ft, 1 m²,

LOW CEILING: 29 sq. ft, 3 m², WALLS: 169 sq. ft, 16 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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