



84 PERTH ROAD, DUNBLANE, STIRLINGSHIRE, FK15 0BS

OFFERS OVER £120,000





84 PERTH ROAD

OFFERS OVER £120,000

Impressive 2 bedroom ground floor cottage flat with private front and back doors/gardens.

B-Spoke Property Sales are delighted to bring to the market 84 Perth Road, a rarely available and highly sought-after main door flat in a highly desirable locale. This is a popular residential area made up of varied property styles and is well placed for all amenities in Dunblane. There is schooling nearby at nursery, primary and secondary levels and the nearby train station, in addition to major road networks, allow ready access to the most important business and cultural centres throughout Scotland.

- Rarely available 2 bed cottage flat with own front and back doors
- Ground floor
- Private front and rear gardens
- Popular residential area
- Convenient for all amenities
- Close to Dunblane train station
- Major road networks nearby
- Gas central heating and double glazing

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The property is quite unique for a flat as it benefits from both a private front and rear garden, both of which enjoying a high degree of privacy. The rear garden is south facing.

Internally the comfortable and well-proportioned living accommodation comprises of entrance hall with large storage cupboard off, good sized lounge, kitchen with access to rear garden, 2 double bedrooms and bathroom. All rooms have been freshly painted and all fitted floor coverings are included in the sale.

Warmth is provided by a gas fired central heating system and double glazing is installed.

DIMENSIONS

Lounge	14' 5" x 12' 2" (4.39m x 3.72m)
Kitchen	9' 5" x 9' 3" (2.87m x 2.82m)
Bathroom	6' 3" x 5' 11" (1.9m x 1.8m)
Bedroom 1	12' 0" x 9' 9" (3.67m x 2.96m)
Bedroom 2	12' 0" x 8' 10" (3.67m x 2.7m)



Approximate Gross Internal Area = 64.0 sq m / 689 sq ft

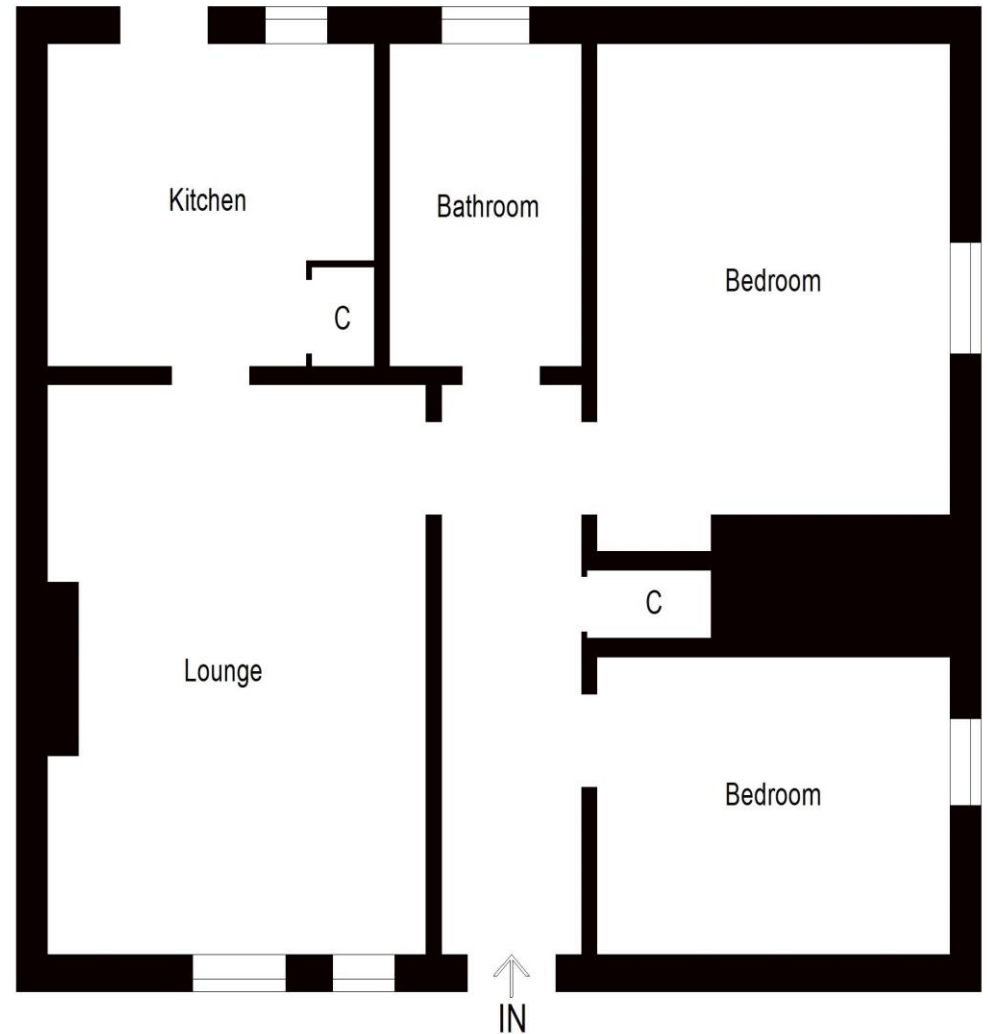


Illustration For Identification Purposes Only. Not To Scale (ID:869587 / Ref:81576)

B-Spoke Property

50 Port Street, Stirling, FK8 2LJ
01786 448 109
office@bspokeproperty.com

AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.