



**38 Argyle Terrace, Dunblane – FK15 9DN**

Offers Over **£270,000**



**Cathedral City** Estates



# 38 Argyle Terrace

Dunblane

A welcoming hallway provides access to the main living areas and includes a useful downstairs cloakroom with WC. The lounge is a bright and comfortable space, incorporating a dining area and enjoying excellent natural light throughout the day. A recessed gas fire forms a focal point, while French doors open directly into the conservatory, extending the living space and creating a pleasant connection with the garden.

The conservatory is fitted with panel heaters, making it a flexible room that can be enjoyed for much of the year as a sitting area, playroom or garden room. The kitchen is well appointed and provides direct access to the rear garden. It includes a cooker, washing machine, dishwasher and integrated fridge, along with ample storage and worktop space, and offers good scope for future updating.

Upstairs, the accommodation continues with three well-proportioned double bedrooms, all benefiting from fitted wardrobes and excellent storage. These rooms are ideal for family living, guests or home working. The family bathroom includes a bath with electric shower over, WC and wash hand basin. There is also access to useful attic space, providing additional storage potential.





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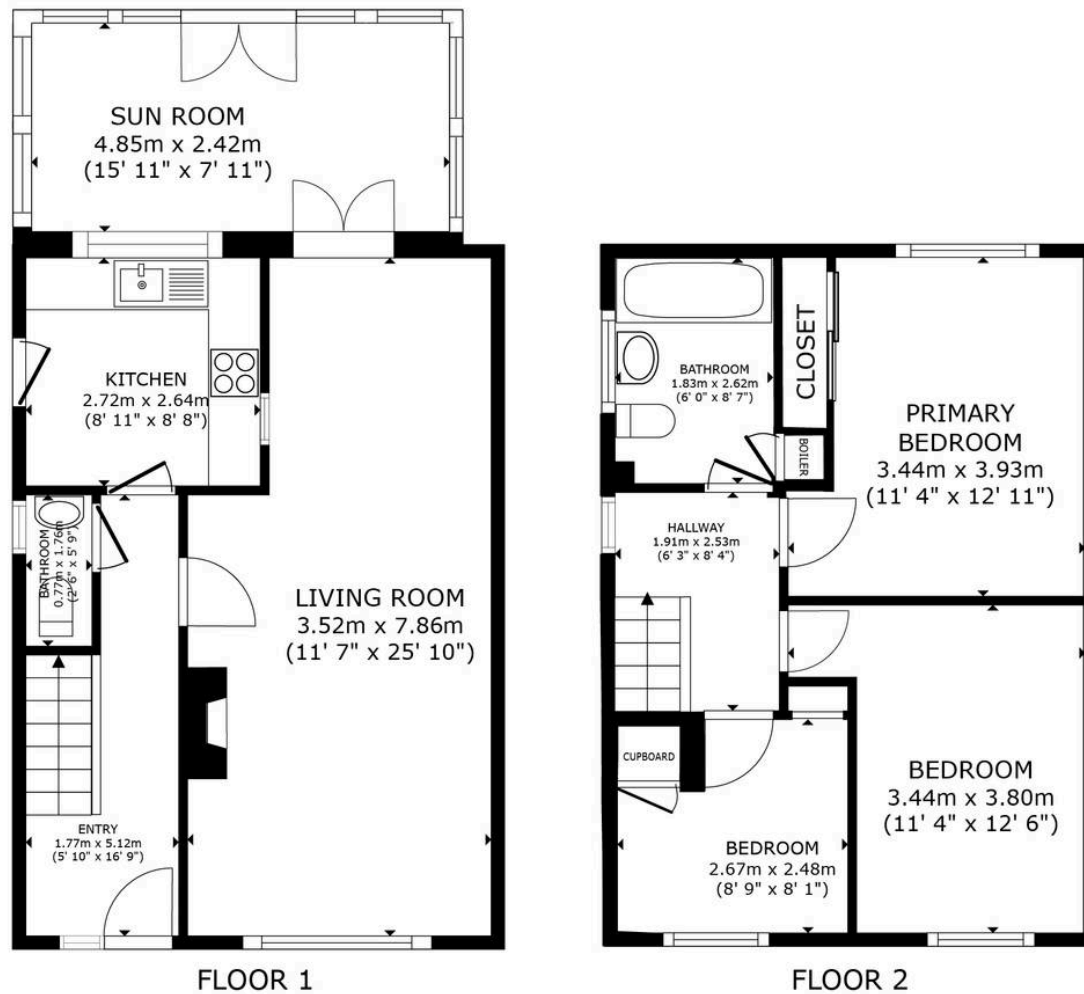
Externally, the property enjoys a generous sunny garden with a range of outbuildings and a greenhouse, making it ideal for keen gardeners or those requiring practical outdoor storage. A driveway to the front provides off-street parking and leads to a single garage.

## Summary

- Three-bedroom detached family home in central Dunblane
- Bright lounge with dining area and recessed gas fire
- Conservatory with panel heaters and garden outlook
- Well-appointed kitchen with direct garden access
- Downstairs cloakroom
- Three double bedrooms with fitted wardrobes
- Family bathroom with electric shower over bath
- Generous garden with outbuildings and greenhouse
- Driveway parking and single garage
- EPC: D | Council Tax: E







GROSS INTERNAL AREA  
 FLOOR 1 55.6 m<sup>2</sup> (599 sq.ft.) FLOOR 2 40.6 m<sup>2</sup> (437 sq.ft.)  
 TOTAL : 96.3 m<sup>2</sup> (1,036 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

01786821012 • [info@cathedralcityestates.co.uk](mailto:info@cathedralcityestates.co.uk) • [cathedralcityestates.co.uk/](http://cathedralcityestates.co.uk/)

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