



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.

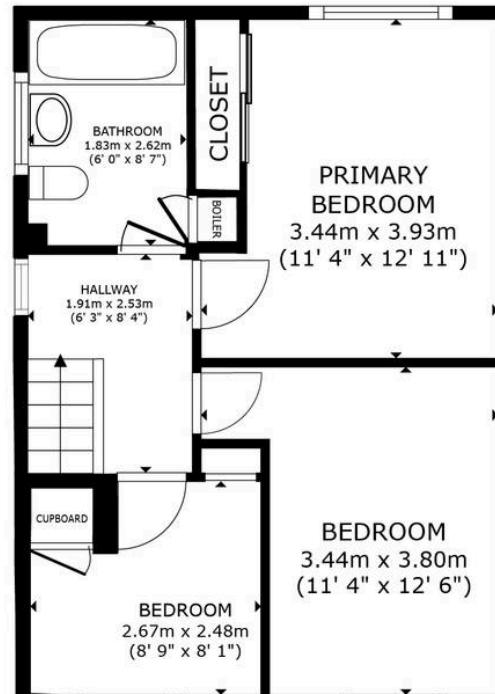
Summary

- 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





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 55.6 m² (599 sq.ft.) FLOOR 2 40.6 m² (437 sq.ft.)
 TOTAL : 96.3 m² (1,036 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

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