



6 King Street, Doune – FK16 6DN

Offers Over £94,000



Cathedral City Estates



# 6 King Street

## Doune

Located on King Street in the heart of Doune, this bright and spacious first-floor flat offers an appealing blend of comfort, convenience and presentation. Well maintained throughout and freshly decorated in key areas, it is ideally suited to a first-time buyer or an investor seeking a straightforward, low-maintenance buy-to-let opportunity.

The accommodation is entered via a shared stairwell, opening into a welcoming hall with access to all rooms. To the front, the lounge is a light-filled and generously proportioned space, enjoying an attractive outlook across the churchyard and nearby park. There is ample room for a variety of furniture layouts, creating a relaxed and inviting living area.

The open-plan kitchen and dining room is another highlight. Recently refreshed, it provides a clean and practical space with room for a dining table. The kitchen is in good order and comes complete with an electric oven, gas hob, fridge/freezer and washing machine – all included in the sale.

The double bedroom is well sized and benefits from built-in wardrobes, offering excellent storage without compromising floor space. Completing the accommodation is a modern shower room, fitted with a white suite and a large shower enclosure, adding to the property's easy-care appeal.



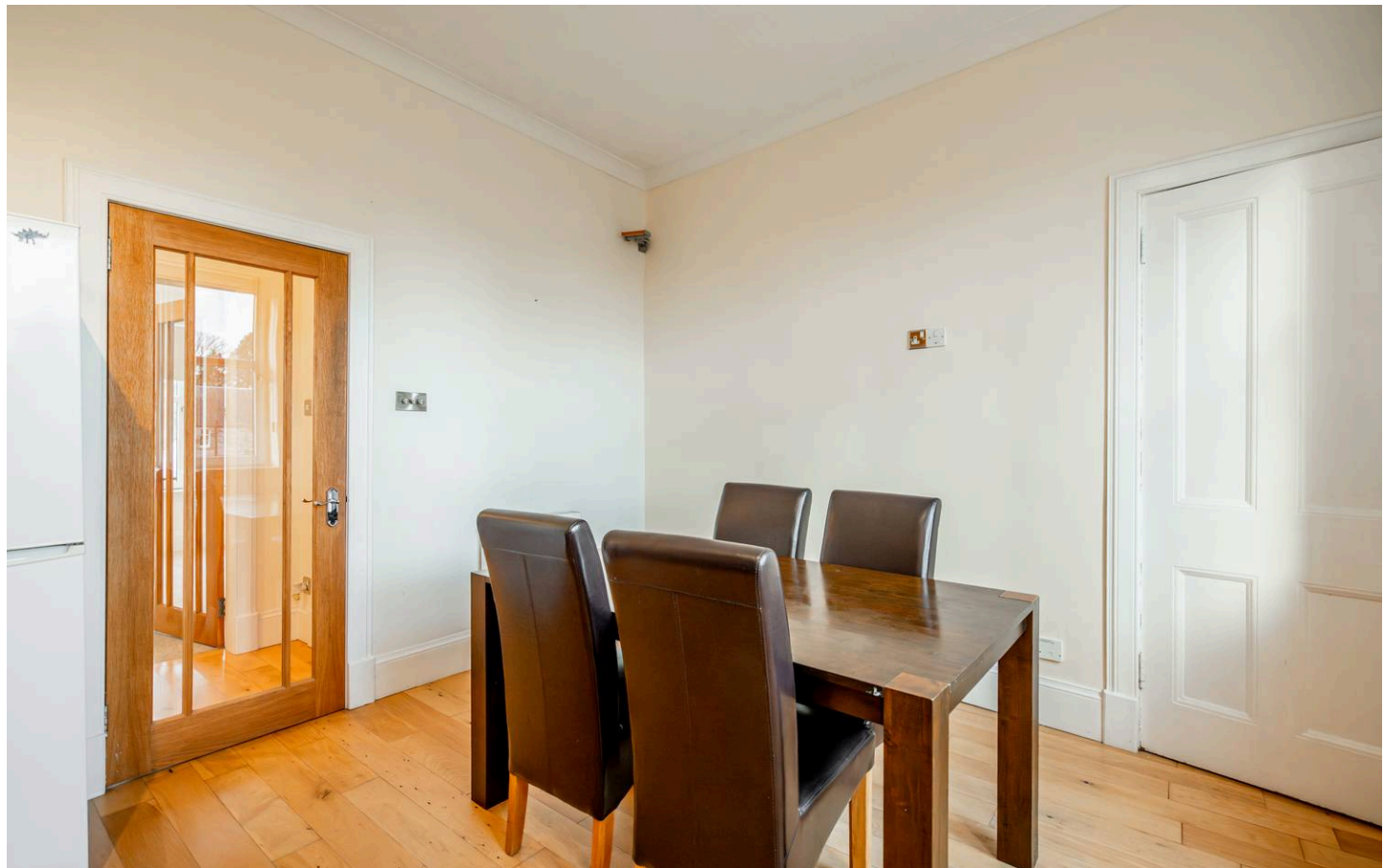


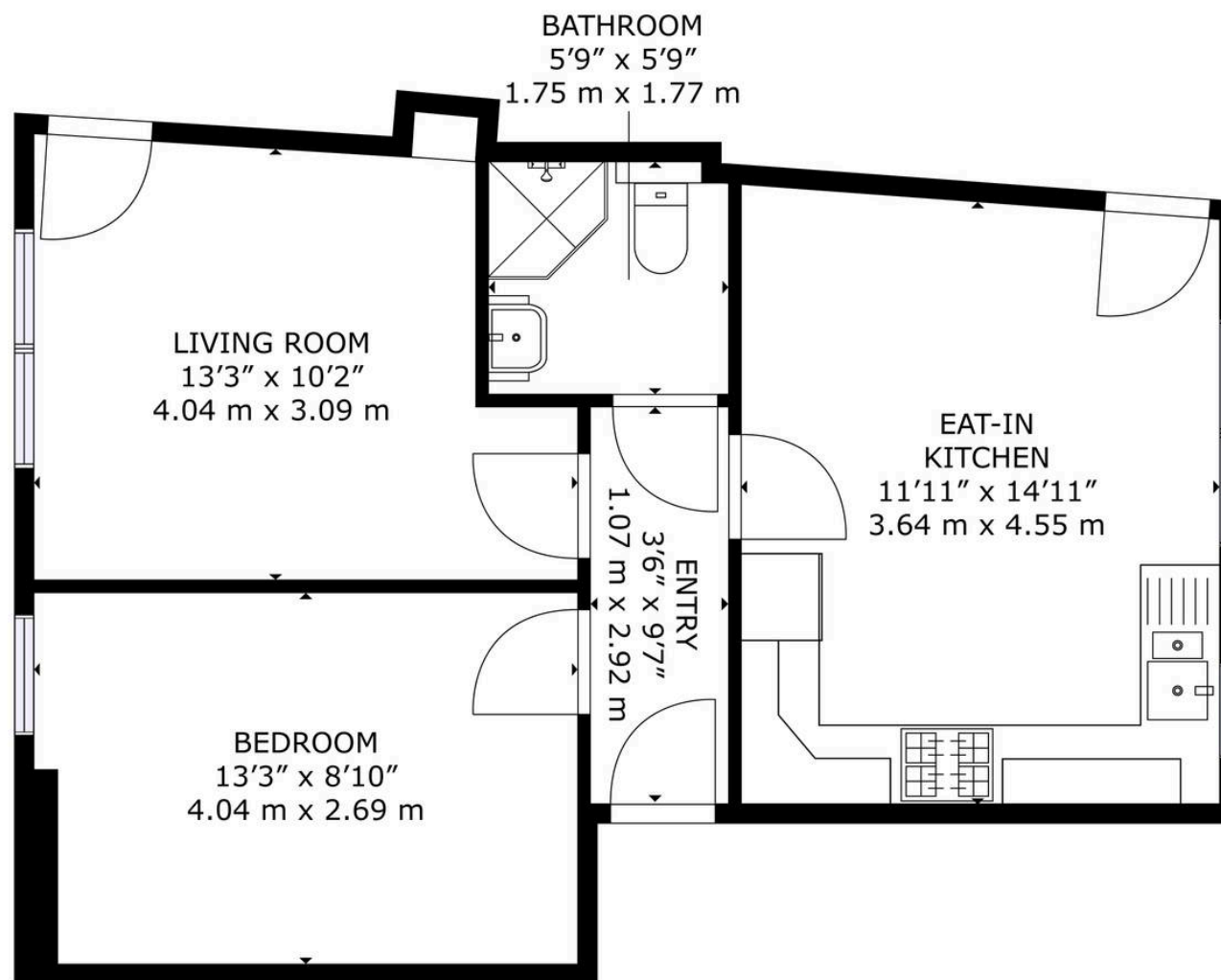
Altogether, this is a well-presented home in a popular village location, combining everyday comfort with excellent potential as a first purchase or investment.

Doune is a historic and well-regarded village offering a good range of local shops, cafés and everyday amenities. It is well placed for access to Stirling, Dunblane and the wider Central Belt, with regular bus services and straightforward road links, while also enjoying a strong community feel and close proximity to open countryside.

### Summary

- Bright first-floor flat in the heart of Doune
- Attractive outlook over churchyard and park
- Generous lounge with flexible layout
- Open-plan kitchen/dining room
- Kitchen appliances included in the sale
- Spacious double bedroom with built-in wardrobes
- Modern shower room with large enclosure
- Ideal for first-time buyers or investors
- Excellent village location close to amenities and transport





FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 516 sq.ft, 48 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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