



pagan osborne

Legal, financial and property specialists

DUNBLANE

3

LEDCAMEROCH GARDENS

FK15 0GZ

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**LEDCAMEROCH GARDENS,
DUNBLANE, FK15 0GZ**

**OFFERS OVER £239,000
PART EXCHANGE CONSIDERED**

Modern and beautifully appointed detached villa enjoying a fine setting within an exclusive luxury development. This is an outstanding detached family home set within a quiet, peaceful cul de sac conveniently located close to an excellent range of local amenities including the railway station and motorway connections which provide easy access to central Scotland and beyond. It is also located close the Dunblane Hilton Hydro as well as St Mary's Primary School and slightly further afield an excellent range of senior schooling including independent schools at Bridge of Allan, Dollar, Strathallan, Crieff and Glenalmond.





The property is in immaculate order throughout. Welcoming hallway with under stairs storage cupboard. Lounge with feature living flame gas fire, southerly outlook and a patio door directly into well maintained gardens. Downstairs WC. Dining room. Breakfasting kitchen with a selection of floor and wall mounted units and integral appliances including four ring gas hob, extractor hood, dual electric oven, fridge/freezer and dish washer. Utility room adjacent with floor and wall mounted units, sink, washer/dryer and cupboard housing gas combi boiler. (No guarantees can be given in respect of the foregoing appliances). There is also a doorway directly into the gardens.

Carpeted stairs rising to upper landing with access to all bedrooms. Master bedroom enjoys an open outlook as well as an en suite shower room comprising of shower cubicle, wash hand basin and WC with integral cistern and some lower storage. Wall mounted heated chrome tower rail. Floor and wall tiling. Double bedroom 2 currently used as a family room which also has hatch to roof space. Fitted cupboard. 2 further bedrooms. The master as well as bedrooms 3 and 4 all have fitted wardrobe space.

To the outside there is a well maintained landscaped garden with a raised deck patio which catches the evening sun and drive in leading to detached single garage which benefits from power and light.



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Viewing

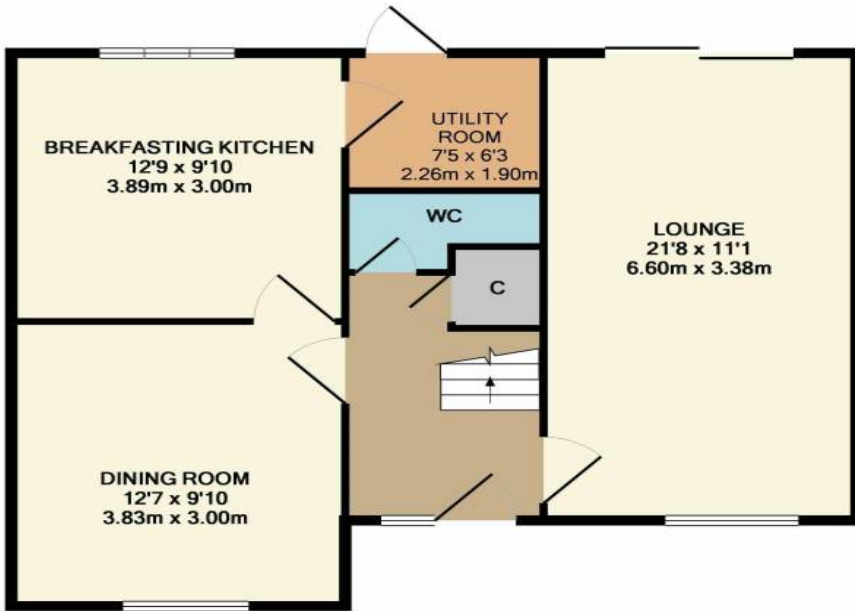
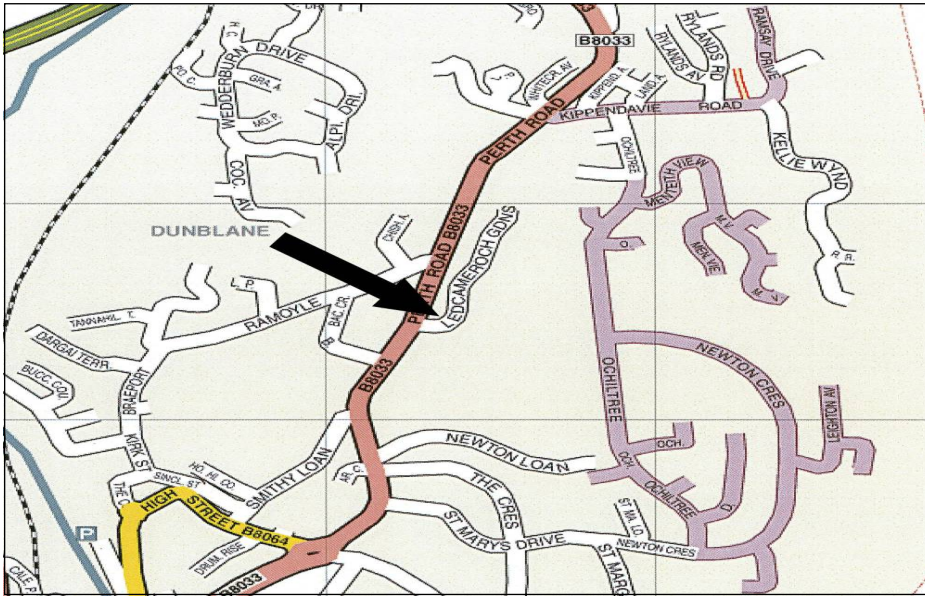
By appointment with Pagan
Osborne on 0131 539 3333.



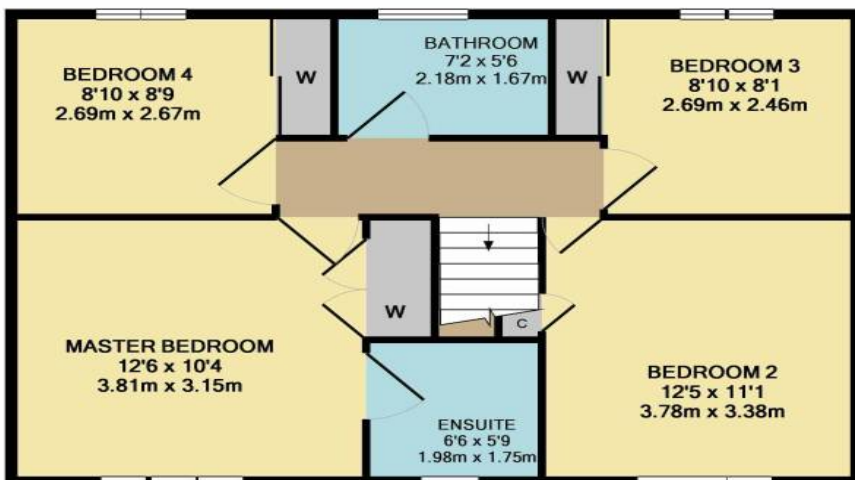


Location

The historic cathedral city of Dunblane is ideally situated at the heart of central Scotland's motorway and rail networks convenient for commuting to Edinburgh, Glasgow and Perth. The city provides a wide range of High Street, specialist and supermarket shopping with a more extensive range available in nearby Stirling. Local leisure facilities including bars, restaurants and sports and leisure clubs including Dunblane Golf Club, Dunblane Tennis Club and further facilities at the renowned Dunblane Hydro Hotel.



GROUND FLOOR



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Best Estate Agency Daily Mail UK Property Awards 2008

Best Medium Estate Agents 2008



AGENTS NOTE

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