



THE GLEBE

SINCLAIR STREET, DUNBLANE, FK15 0AH



A charming and spacious mid terrace house full of character which has been fully renovated to an exceptional standard throughout and which is located in the heart of Dunblane.



THE GLEBE

SINCLAIR STREET, DUNBLANE, FK15 0AH

Accommodation

Ground Floor: Entrance Hall, Living Room, Dining Kitchen open plan to Snug area, Cloakroom with WC

First Floor: Principal Bedroom, Shower Room, Double Bedroom 2, Double Bedroom 3/Study

Second Floor: Double Bedroom 4, Family Bathroom.

Garden: Private rear garden area and paved area to the front

On Street Car Parking





Situation

The Glebe is situated on a quaint residential street in the heart of the historic town of Dunblane which comprises many characterful and attractive houses. The house overlooks the renowned Dunblane Cathedral and is within easy walking distance of the shops of central Dunblane and the Railway Station.

Dunblane is one of Scotland's smaller cities famed for its Cathedral. The city has a population of circa 9,000 and is widely regarded as one of the most desirable residential addresses in central Scotland. There are many pleasant walks within the neighbouring countryside and the Loch Lomond and Trossachs National Park as well as the Highlands of Scotland are within easy driving distance.

Dunblane is a popular residential town situated close to the junction of the M9 and A9 at Keir roundabout. The High Street has a good range of local shops supplemented by a Tesco supermarket and Marks & Spencer Food Store. The retail offering is complimented by well-regarded primary and secondary schooling, the golf course, tennis club, Dunblane Centre and a number of active local sporting and leisure clubs. Dunblane High School has an excellent reputation and top 10 ranking within Scotland's state schools for Higher exam passes.

There is also a wide choice of private schooling within daily travelling distance. Dunblane residents are pupils at Morrisons Academy in Crieff, Dollar Academy as well as Strathallan and Kilgraston Schools by Perth.

Further retail and leisure facilities are available in nearby Bridge of Allan as well as Stirling.

The excellent road communications via the M9 and A9 are enhanced by regular train services from Dunblane railway station to both Edinburgh and Glasgow as well as north eastwards to Perth, Dundee and further afield. Edinburgh and Glasgow city centres can be reached in under an hour as can Edinburgh and Glasgow Airports.





General Description

The Glebe is a delightful period house built of stone construction with a white pebbledash exterior, set beneath a slate roof with cast iron rainwater goods and has been diligently renovated by the current owners to provide the most comfortable modern living in an historic and delightful location. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Renovation works have included:

- Rewiring and replumbing
- New central heating system, with underfloor heating to Ground Floor
- New double-glazed windows (Second Floor)
- Fully refurbished sash and casement windows
- New kitchen and bathroom fittings
- Redecoration
- Recarpeting
- Renewed doors and flooring

Accessed off Sinclair Street, to the front of the property is a large stone paved area which leads to a part glazed front door that opens into a welcoming

Entrance Hall - with slate floor, ceiling spotlights and coat hooks.

Living Room - Charnwood log burner with slate hearth. Original miniature feature window. Dual aspect windows. Ceiling spotlights with dimmer control. Engineered oak wood flooring. Underfloor heating. Cupboard housing the electric meter and gas meters.

Dining/ Kitchen open plan to Snug Area - The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a dining area which allows for sociable and relaxed family living. The Dining area has fitted seating with integrated storage below and a contemporary pendant light. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with marble effect worksurfaces. The units incorporate a Neff induction hob with extractor fan over, Franke stainless steel sink and drainer with Franke 4-in-1 boiling water and filtered water tap, integrated dishwasher, washing machine and tumble dryer. Neff oven and Neff microwave with warming drawer, integrated fridge and separate freezer. Ceiling spotlights. Slate tiled floor and underfloor heating. The Snug area provides the ideal space to relax and unwind with an aerial point and cupboard housing the boiler.

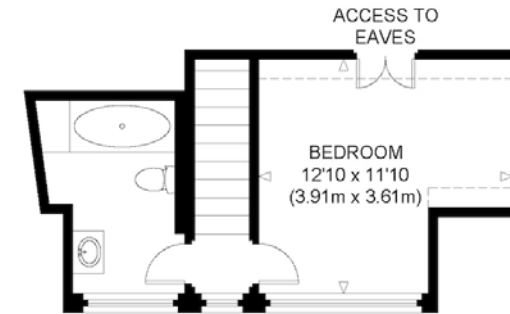
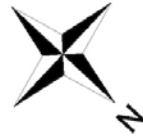


THE GLEBE

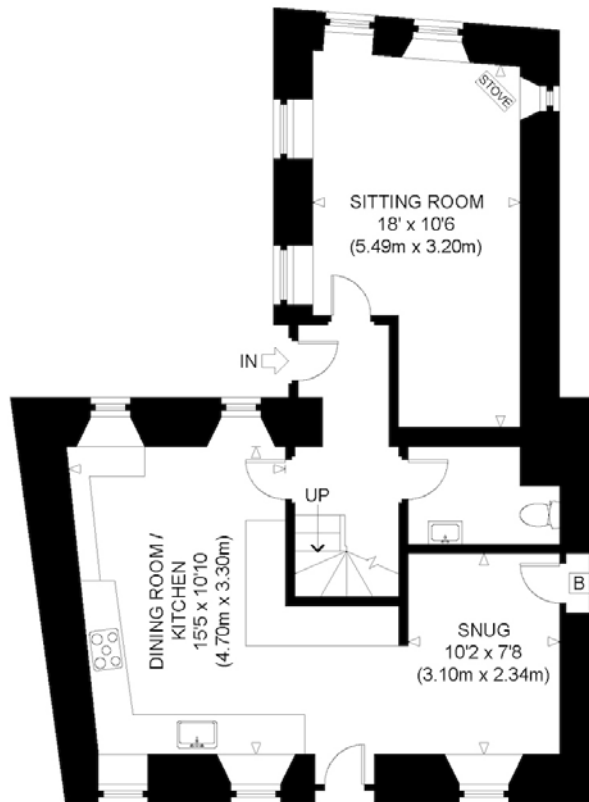
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1443 SQ FT / 134.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

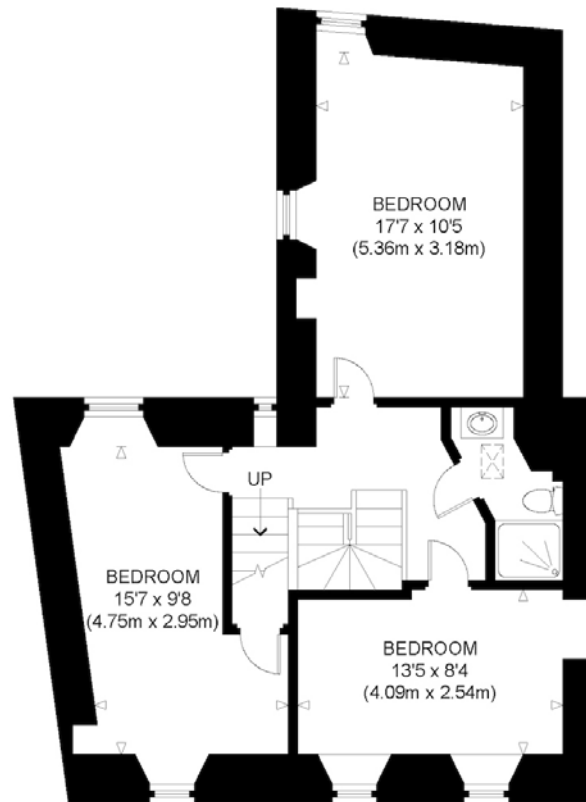
Copyright © exposure
www.photographyandfloorplans.co.uk



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 240 SQ FT / 22.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 596 SQ FT / 55.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 607 SQ FT / 56.4 SQ M

Timber door providing access to the rear Garden.

Cloakroom - Vitra wash hand basin with storage unit below. WC. Ceiling spotlights. Coat Hooks. Extractor fan. Slate floor with underfloor heating.

First Floor

Landing - Original miniature feature window. Ceiling spotlights. Radiator.

Principal Bedroom - Dual aspect sash windows. Ceiling spotlights with dimmer control. Radiator.

Shower Room - Walk-in shower cabinet with Crosswater rainfall shower head and separate attachment. Wash hand basin with storage unit below. WC. Heated Towel Rail. Decorative tiled floor. Ceiling spotlights. Skylight with traditional pulley system. Extractor fan.

Double Bedroom 2 - Ceiling spotlights. Radiator. Twin casement windows overlooking the rear garden.

Double Bedroom 3/Study - Dual aspect windows. Ceiling spotlights. Radiator. Storage cupboard.

Second Floor

Double Bedroom 4 - Ceiling spotlights. Radiator. New double-glazed windows overlooking the rear garden. Cupboard doors providing access to the Loft area. Partly coombed ceiling.

Bathroom - Bath with Crosswater shower over and separate attachment. Wash hand basin with storage unit below. WC. Heated Towel Rail. Decorative tiled floor. Ceiling spotlights. New double-glazed windows. Extractor fan. Partly coombed ceiling.

The property benefits from underfloor heating throughout the ground floor and electric floor heating in the Shower Room and Bathroom.

Garden

There is an attractive private garden to the rear of the property which is accessed via the Kitchen. Steps framed by metal railings lead to the garden which is predominately laid to lawn and bounded by herbaceous borders. A stone path wraps around the house which has shared access with the neighbouring properties.

Located to the front of the house is a large, paved area which has previously been used for off road car parking. There is additional on-street car parking.



General Remarks and Information

Note: The stone pathway is owned jointly with the neighbouring property to allow communal access.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK15 0AH

Fixtures & Fittings

Furniture is available by separate negotiation

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Designations

The Glebe forms part of a Category C Listed Building Designation dated 28 October 1976 (Ref: LB26383) and sits within the Dunblane Conservation Area.

Services

Mains water, gas, electricity and drainage.

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling FK8 2EG. Tel: 08452 777 000

Council Tax

Band F

EPC Rating

Band C.

Solicitors

Bartys Solicitors, 61 High Street, Dunblane, FK15 0EH.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in these properties. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com- RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

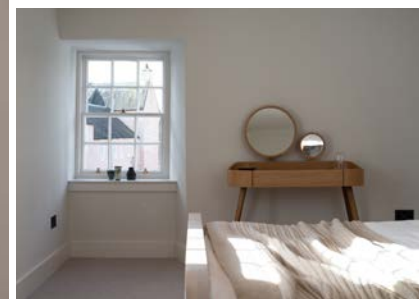
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







RETTIE

11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

www.rettie.co.uk

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

