



CARDRONA

Glen Road, Dunblane, FK15 0DT





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A handsome and substantial Edwardian house providing generously proportioned and well-appointed family accommodation, set within a notable and private walled garden of about 0.65 acres.

Accommodation:

Outer porch, entrance hall, drawing room, sitting room, dining room, fully fitted kitchen with AGA, family room/study, utility/boiler room, laundry, store, WC, larder, principal bedroom with en suite bathroom, three further double bedrooms, bathroom, shower room, partly floored loft.

Array of period features.

Enclosed plantswoman's garden of about 0.65 acres with a wide array of flowering borders and shrubs, alongside specimen trees.

Electronic gates and recently tarmacadamed driveway.

Garaging for up to 4 cars.

Situated within one of Dunblane's preferred addresses.



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Situation:

Cardrona is situated on Glen Road in upper Dunblane. The house has a south-westerly aspect and occupies an elevated position attractively set back from Glen Road. This part of Dunblane is regarded by many as the most favoured address in Dunblane and Glen Road and its neighbouring streets are characterised by predominantly large, detached dwellings, many of period character.

Dunblane is one of Scotland's smallest cities, well known for its cathedral and its favoured central location with excellent communications via the nearby M9, A9 and railway station.

The city has a population of around 9,000 and is widely regarded as one of the most desirable residential addresses in central Scotland. There are many pleasant walks and cycle routes within the neighbouring countryside bordering Upper Glen Road and the Loch Lomond & Trossachs National Park as well as the Highlands of Scotland are both within easy driving distance.



Dunblane's High Street has a good range of local shops supplemented by a Tesco supermarket and a Marks & Spencer's foodstore. The retail offering is complemented by well-regarded primary and secondary schooling, the golf course, tennis club and Dunblane Centre, all of which are within walking distance. There are several other active local sporting and leisure clubs.

In addition to Dunblane High School, there is a good choice of private schooling within daily traveling distance, including Morrison's Academy in Crieff, Dollar Academy as well as Strathallan School by Perth.

Further retail and leisure facilities are available in nearby Bridge of Allan as well as Stirling. Gleneagles Hotel with its world-renowned golfing and other leisure facilities, is within 15 to 20 minutes' drive via the A9.

Road communication via the M9 and A9 are supplemented by the regular train services from Dunblane railway station to both Edinburgh and Glasgow as well as north-eastwards towards Perth, Dundee and further afield.

General Description:

Cardrona is a charming period house, principally built of harled stone beneath a slate roof. The house has been actively maintained by the current owners, who have been resident for the past 40 years or so.

Cardrona has generous well-proportioned accommodation extending to about 3371 sq ft (313.2 sq m) of gross internal floor area, augmented by garaging for up to four cars, providing a total floor area in the region of 4094 sq ft (380.4 sq m).

Accessed off Glen Road, Cardrona is approached through stone gate pillars with electric gates opening onto a recently tarmacadamed and illuminated driveway, which rises to a car parking and turning area adjacent to the front entrance and garaging. The gardens are largely enclosed by established stone walls and the maturity, colours and variety of the garden are immediately evident on arrival.





Stone steps lead to a covered outer porch with feature bench seating to either side, and inner door to a broad entrance hall, which in turn leads to the principal reception rooms and kitchen.

The drawing room incorporates 3 windows overlooking the gardens. The period features include a cornice with frieze, fireplace with real flame gas fire, marble surround and timber mantelpiece and ceiling rose.

The adjoining sitting room has a south-west facing bay window overlooking the landscaped gardens, with a real flame gas fire with marble surround and timber mantelpiece, cornice and ceiling rose as well as panelled ceiling within bay window.

The dining room is accessed via a door from the sitting room and open doorway from the adjoining kitchen. The dining room incorporates matching Clive Christian furniture and also links to an extensive stone paved patio with south-westerly aspect overlooking the gardens.

The kitchen features an extensive range of Clive Christian fitted floor and wall mounted cupboards alongside a central island, featuring both oak and marble work surfaces. The kitchen also incorporates a four oven AGA, electric hotplates and oven. There is also an integral fridge and dishwasher, as well as twin Belfast sinks.

A cloakroom and WC are situated off the entrance hall, from where the broad staircase also rises to the first floor. There is also a passage with steps down to a family room/study with fitted cupboards and doors to: larder, laundry with twin Belfast sinks and plumbing for washing machine; further door to rear vestibule leading in turn to the storeroom, WC and utility/boiler room with Worcester central heating boiler, insulated hot water tank, clothes pulley and work bench.

A broad period staircase rises to the first floor, with stairs branching off to rear landing. The principal bedroom (29'3" x 12'7") and incorporating handcrafted fitted wardrobes, offers a substantial bedroom and dressing room space, augmented by four windows in all and with door to ensuite bathroom with separate shower cabinet, wash hand basin and WC. A cupola illuminates the principal landing, which also leads to double bedrooms 2 and 3, a vestibule with inner door to airing cupboard and Ramsay ladder access to the floored loft, as well as further door to shower room. Accessed via the half landing is double bedroom 4, with its handcrafted fitted wardrobes and adjacent bathroom with separate shower cabinet, wash hand basin and WC.

Part of the loft is floored with fitted cupboards and shelving, with inner door to the balance of the loft. Subject to the necessary consents it may be possible to convert the loft to additional living space in part.

The house has been well maintained and benefits from gas-fired central heating and some secondary glazing.

Externally, there is a double garage (21'7" x 19'1") and a tandem garage (32'1" x 9'1"), which in addition to garaging, offer excellent storage space.

The gardens at Cardrona are a particular feature having been carefully developed over the past 40 years by the current owners into a notable plantswoman's garden of great character, colour and variety. There are generous lawns to both the front and rear, with a washing green, garden shed and large patio adjoining the principal south-western elevation overlooking the gardens. The gardens have been carefully developed to incorporate an array of flowering shrub borders, providing a wealth and range of colour through the spring, summer and autumn months.

The gardens in total extend to about 0.65 acres and are enclosed by stone walls that provide added security and privacy. The driveway is illuminated and there is additional strategically sited floodlighting within the garden.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 0DT.

Directions

From Keir Roundabout head into Dunblane. At the roundabout by Dunblane Golf Course head up Glen Road. Cardrona is the second house on the left after Leewood Road.

Fixtures and Fittings

The following should be noted:

1. All carpets are included in the sale.
2. The curtains and ornamental light fittings are excluded from the sale.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement. An entry date in spring 2026 can be preferred.

Services

Mains water, gas, electricity and drainage. Gas-fired central heating. Security alarm (on contract).

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2EG.

Council Tax

Band H.

EPC Rating

Band ?

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. 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 Town & Country 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 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, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com – RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.

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.

Misrepresentations

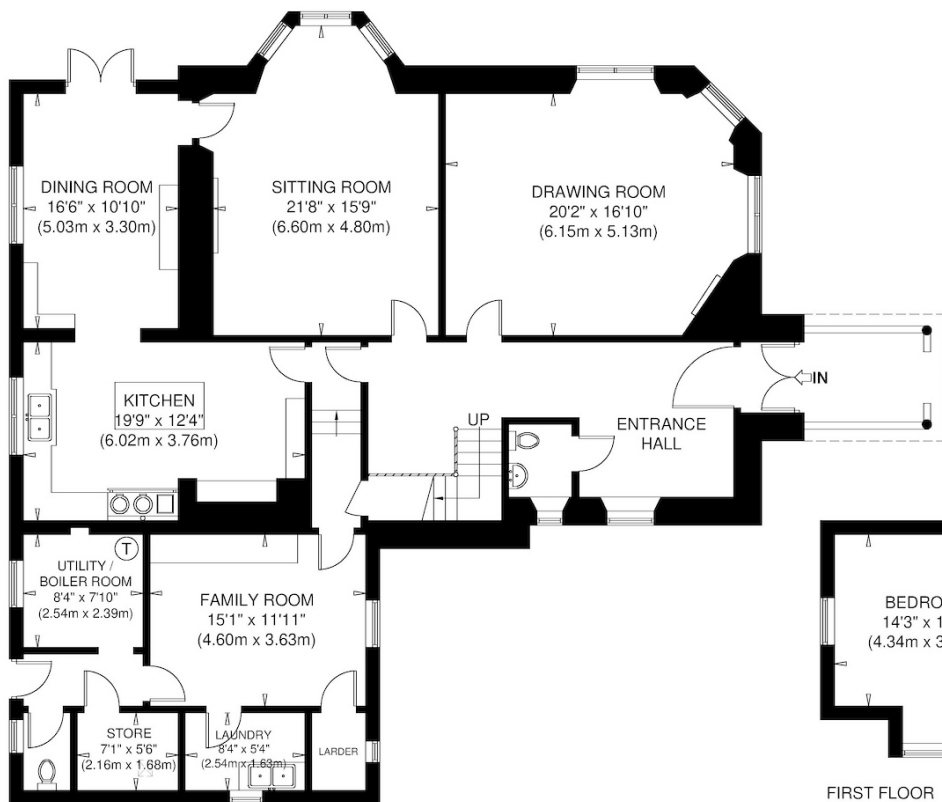
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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

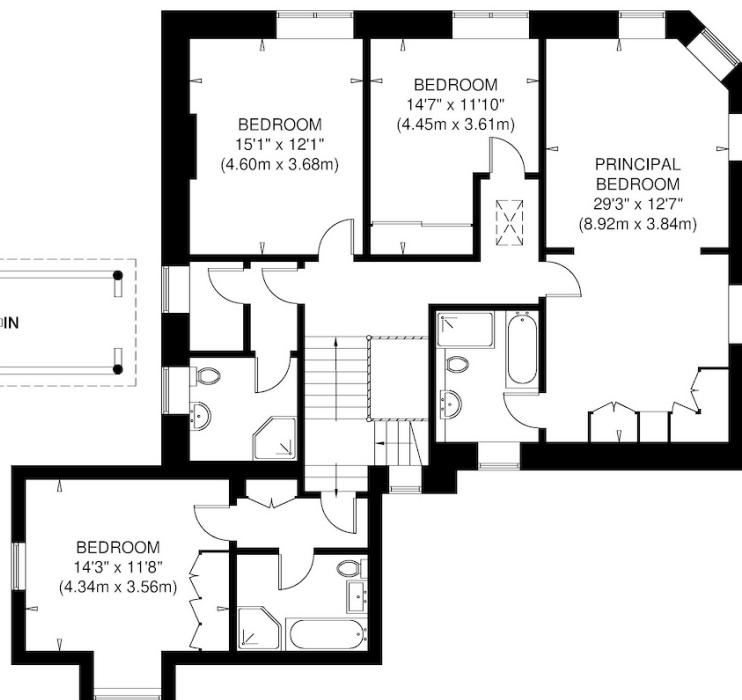
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility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

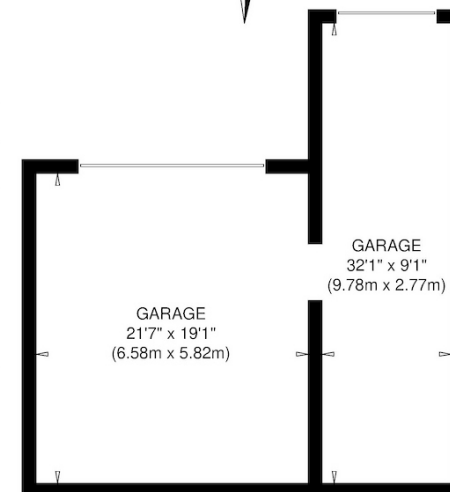




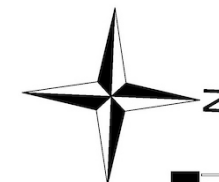
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 183.4 SQ M / 1974 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 129.8 SQ M / 1397 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 67.2 SQ M / 723 SQ FT



CARDRONA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 313.2 SQ M / 3371 SQ FT
GARAGE AREA = 67.2 SQ M / 723 SQ FT
TOTAL AREA = 380.4 SQ M / 4094 SQ FT

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

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RETTIE

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