



GLENWOOD

The Crescent, Dunblane, FK15 0DL



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An elegant stone-built Victorian villa retaining a wealth of fine detail and enjoying a commanding elevated position and set within established gardens on a coveted tree-lined street.

Accommodation:

Ground Floor: Vestibule, Entrance Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Family Room, Utility Room, Cloakroom, Separate WC, Boot Room, Bar.

First Floor: Landing, Master Bedroom with En-suite Bathroom, Double Bedroom 2 with Jack and Jill En-Suite Shower Room, two further double Bedrooms, Dressing Room.

A further Double Bedroom and Bathroom suite is accessed from the main landing or a rear staircase.

Outside: Beautiful, established gardens within a fully enclosed walled garden and accessed via electric gates with double garage and Wash Down Area.



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Situation

Glenwood is situated on The Crescent in upper Dunblane. The house enjoys a westerly aspect and occupies an elevated position which is attractively set back from the road and located within the conservation area. This part of Dunblane is regarded by many as one of the city's most sought-after addresses, with The Crescent and its neighbouring streets characterised by predominantly large, detached homes, many of which are of an attractive period character.

Dunblane is one of Scotland's smallest cities and is well known for its cathedral and highly convenient 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 locations in central Scotland. There are many pleasant walks and cycle routes within the surrounding countryside, while both the Loch Lomond & The Trossachs National Park and the Highlands of Scotland are within easy driving distance.

Dunblane High Street offers a good range of local shops, supplemented by a Tesco supermarket and a Marks & Spencer Foodhall. The retail offering is complemented by highly regarded primary and secondary schooling, together with the golf course, tennis club and Dunblane Centre, all of which are within walking distance. There are also several active local sporting and leisure clubs.

In addition to Dunblane High School, there is an excellent choice of private schooling within daily travelling distance, including Morrison's Academy in Crieff, Dollar Academy and Strathallan School near Perth.

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

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



Description

Glenwood is approached through a stone-pillared entrance with electronically operated wrought iron gates and an entry phone system, opening onto a sweeping tarmac driveway which culminates in a generous gravelled parking and turning area to the front of the house. Set within beautifully established gardens, the property enjoys a wonderful sense of privacy, with mature trees, shrubs and flowering borders creating colour and interest throughout the seasons.

Glenwood offers exceptionally well-proportioned family accommodation extending to approximately 4000 Sq ft (370 Sq metres), with an elegant flow between the principal reception rooms and a wealth of retained period detail which has been carefully maintained and enhanced by the current owners. Decorative cornicing, picture rails, ornate ceiling plasterwork, wood panelling, elegant fireplaces and sash windows combine to create a home of considerable charm and architectural integrity.

The entrance is through a pair of storm doors flanked by decorative stone detailing, leading into a welcoming vestibule with terrazzo tiled flooring. From here, a half-etched glazed door with glazed side panels opens into the impressive entrance hall, where natural light filters down from a large window at half-stair level.

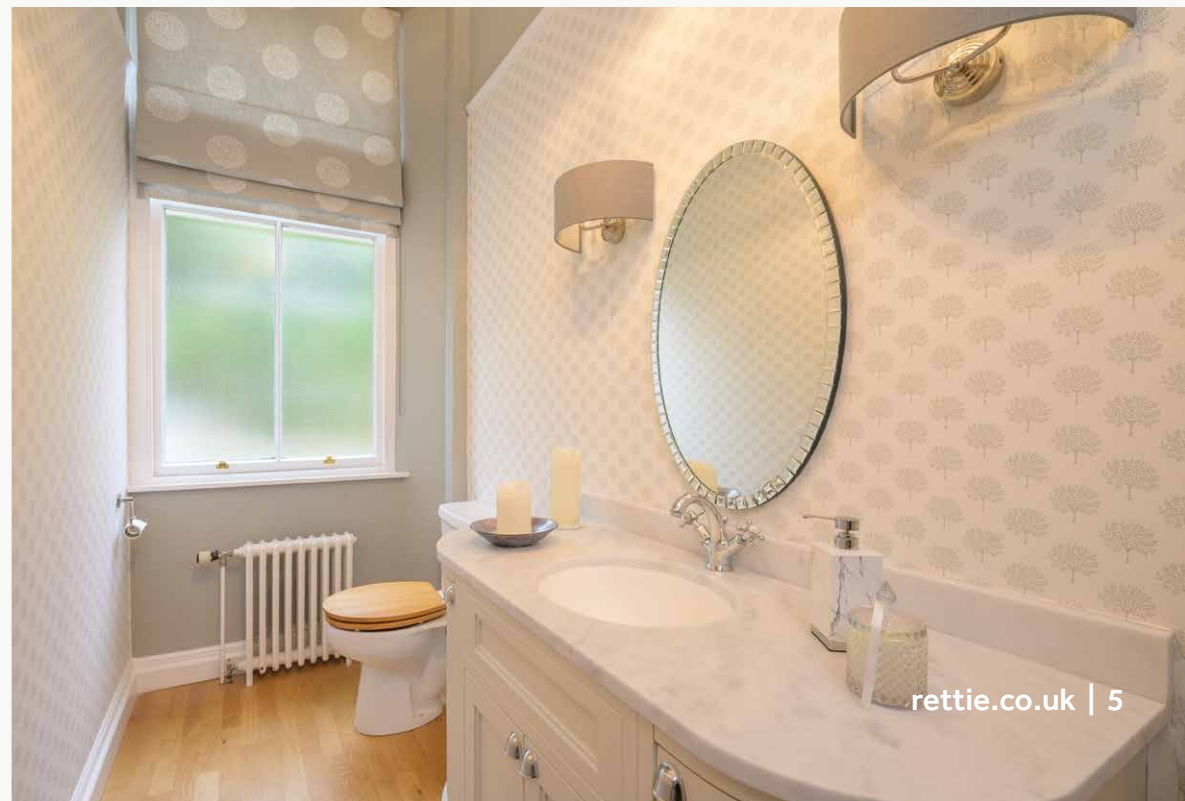
The elegant double-aspect drawing room enjoys a beautiful bay window overlooking the front garden, together with an elegant Adam-style fireplace with ornate carvings, pillars and a slate hearth forming a central focal point and creating a refined and comfortable entertaining space. The formal dining room mirrors the character of the drawing room, also benefitting from a large bay window overlooking the front garden and a decorative pillared fireplace with distinguished carvings, whilst providing an excellent setting for larger gatherings, there is direct access through to the kitchen/breakfast room.

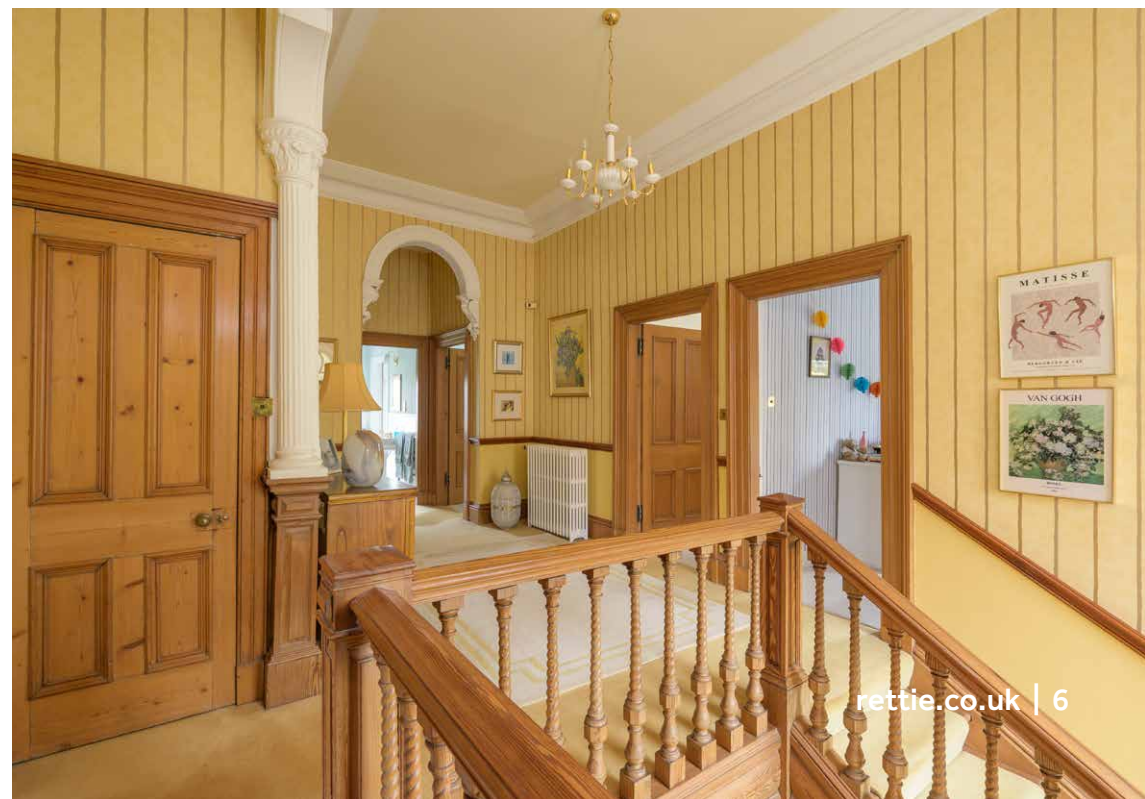
A delightfully appointed cloakroom is located off the entrance hall and includes an elegant wash hand basin with refined cabinetry providing storage below, together with a WC.

The family room provides an excellent space for day-to-day living, offering a more relaxed setting while retaining considerable period character, centred around an attractive fireplace with timber mantel and a living flame gas stove set upon a slate hearth.

The kitchen/breakfast room is a bright and spacious area arranged around two distinct zones, creating an excellent balance between cooking, dining and informal family living. The well-appointed Kitchens International kitchen is fitted with a comprehensive range of quality oak cabinetry with granite work surfaces, a Belfast sink, and Siemens and Bosch integrated appliances including a five-ring halogen hob, microwave oven, dishwasher and twin eye level ovens. The dining area provides ample space for everyday living and casual entertaining.

Beyond the kitchen is the well-appointed utility room, fitted with wall and floor units, a one-and-a-half bowl sink with drainer, clothes pulley and space for a washing machine and tumble dryer (Hotpoint appliances may be included). There is also a door providing direct access to the outside. From the utility room, a rear staircase rises to the first-floor level. Located off the entrance hall is a very cool "hidden" bar under the stairs. Completing the ground floor accommodation is a separate WC and a rear boot room with direct access into the large double garage.





The first floor continues the sense of scale and elegance, centred around a spacious landing reached via the impressive carved staircase. The principal bedroom suite is a particularly attractive double-aspect room featuring a large bay window with views over the gardens, alongside a generously proportioned en-suite bathroom comprising a bath with handheld shower attachment, a large walk-in shower in a wet room style, WC, wash hand basin and heated towel rail, complimented by limestone-effect tiling.

A second bedroom suite also enjoys a bay window together with access to a Jack-and-Jill en-suite shower room fitted with a pedestal wash hand basin, WC and heated towel rail. There are two further comfortable double bedrooms together with a dressing room with built-in wardrobes.

The former maid's quarters, accessed either via a separate staircase from the utility room or through a door from the main first-floor landing, comprise a comfortable double bedroom with a characterful dormer window and high-level combing. The bedroom is served by a well-appointed bathroom comprising a roll-top bath with ball-and-claw feet, large walk-in shower, WC and pedestal wash hand basin.

Externally

The property sits within wonderfully mature and secluded garden grounds, enjoying a high degree of privacy thanks to its surrounding stone boundary walls and established trees.

To the front, electrically operated gates open from The Crescent onto an elegant sweeping tarmac driveway, leading to an extensive gravelled parking and turning area. The driveway continues around both sides of the house and, to the south, provides access to two substantial integral garages together with an adjoining wash-down area.

The front gardens are predominantly laid to lawn and framed by a colourful variety of mature planting including rhododendrons, a striking variegated holly, Japanese maple and cherry trees, creating an attractive setting for the house.

To the rear, the garden is a particularly impressive feature of the property, offering a number of lawned sections and seating terraces interspersed with pathways, all bordered by an impressive collection of mature shrubs and specimen trees including acers, laurel, maple, geraniums, azaleas, cotoneaster and sycamore, to name but a few. There is also paved seating areas, ideal for outdoor entertaining and enjoying the surroundings.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

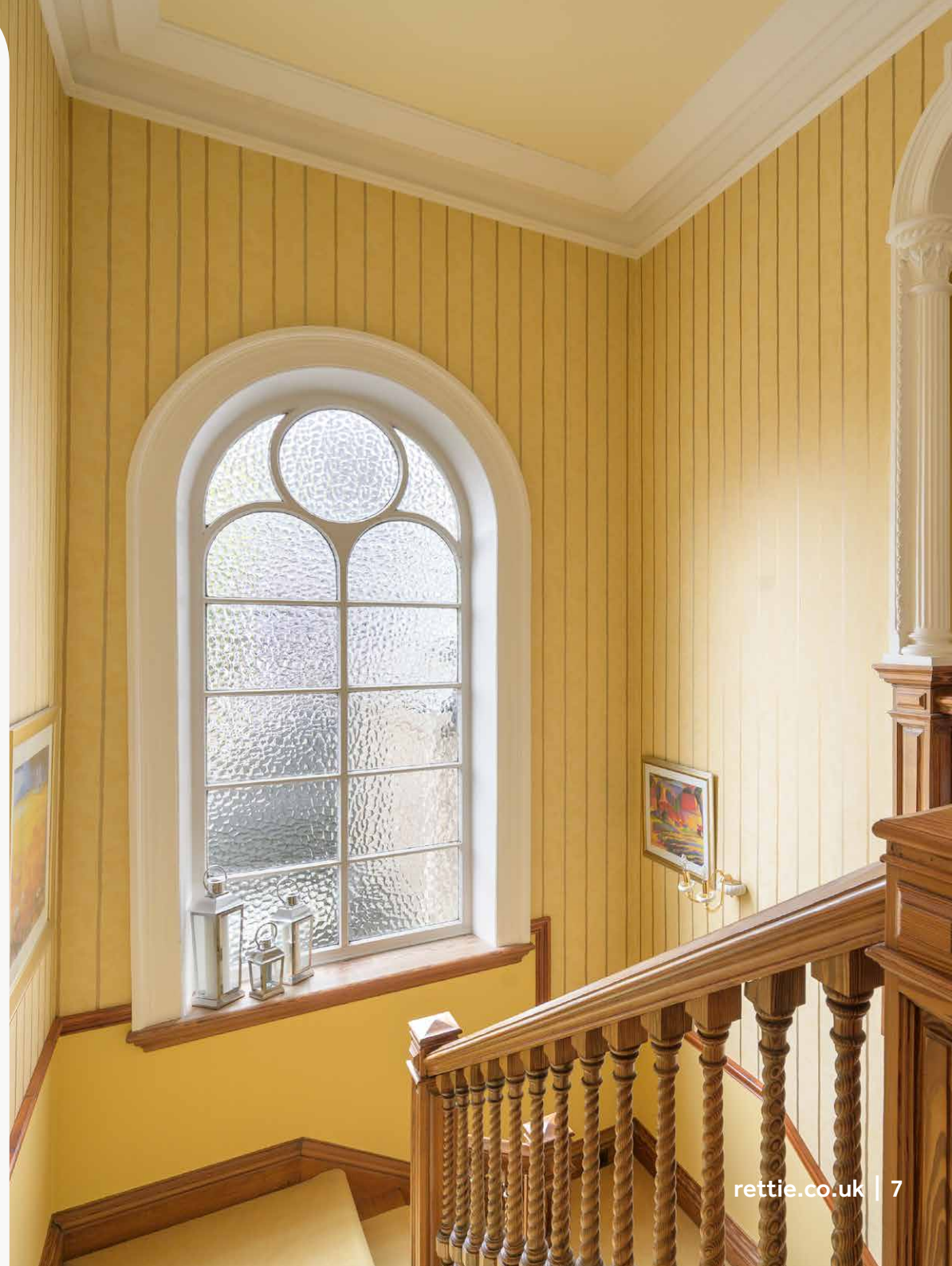
For the benefit of those with satellite navigation the property's postcode is FK15 0DL

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - H
EPC Rating - D



Solicitor

Kerr Stirling, 10 Albert Pl, Stirling FK8 2QL. Tel: 01786 463414

Local Authority

Stirling Council, Old Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET. Tel: 08452 777000

Tenure

Freehold

Services

Mains water, drainage and electricity. Gas central heating.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties 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, and www.thelondonoffice.co.uk.

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.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

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 agents, 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 mis-statement 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 give notice that:

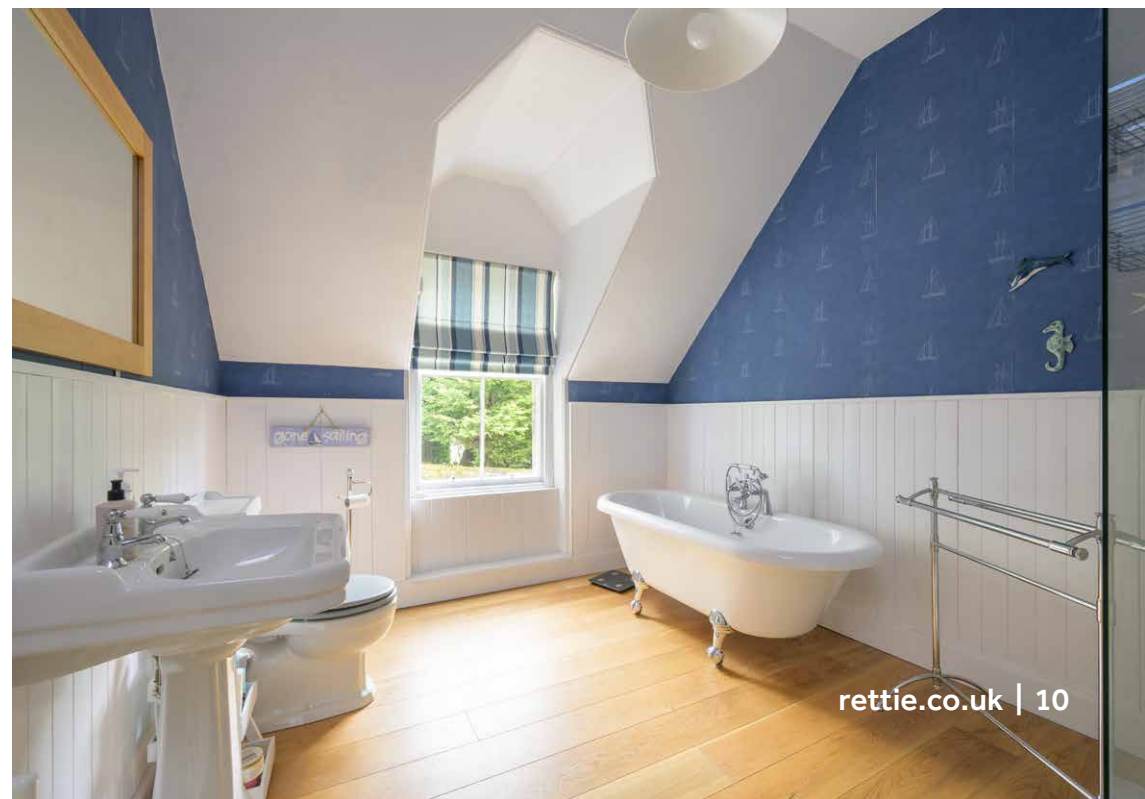
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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.

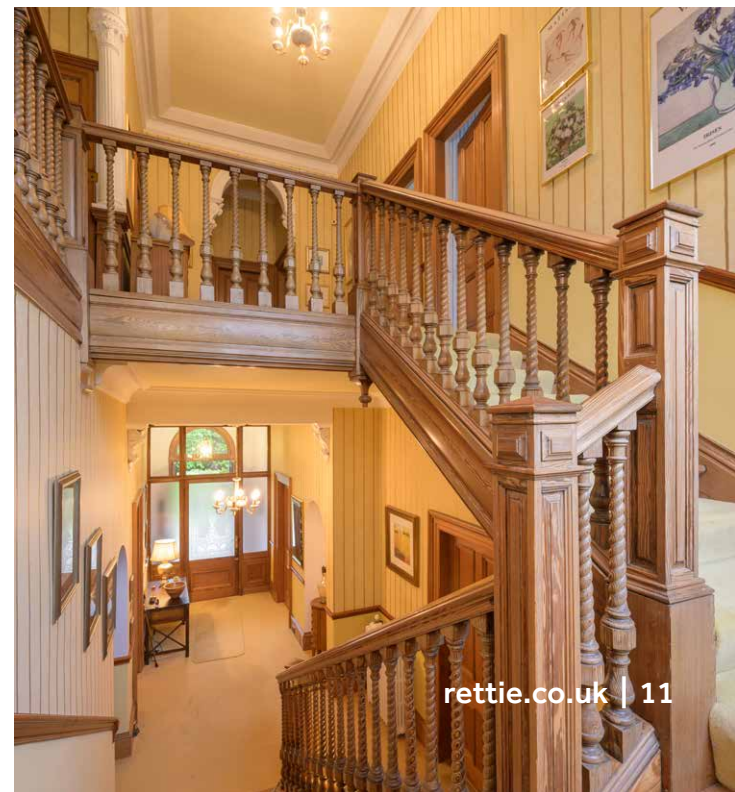
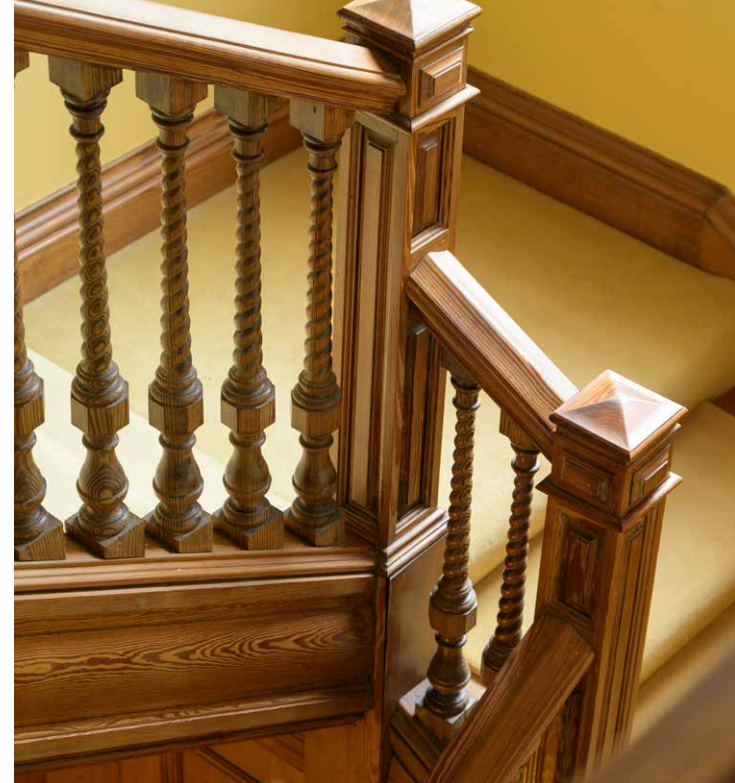
Proof and Source of Funds/Anti Money Laundering

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.

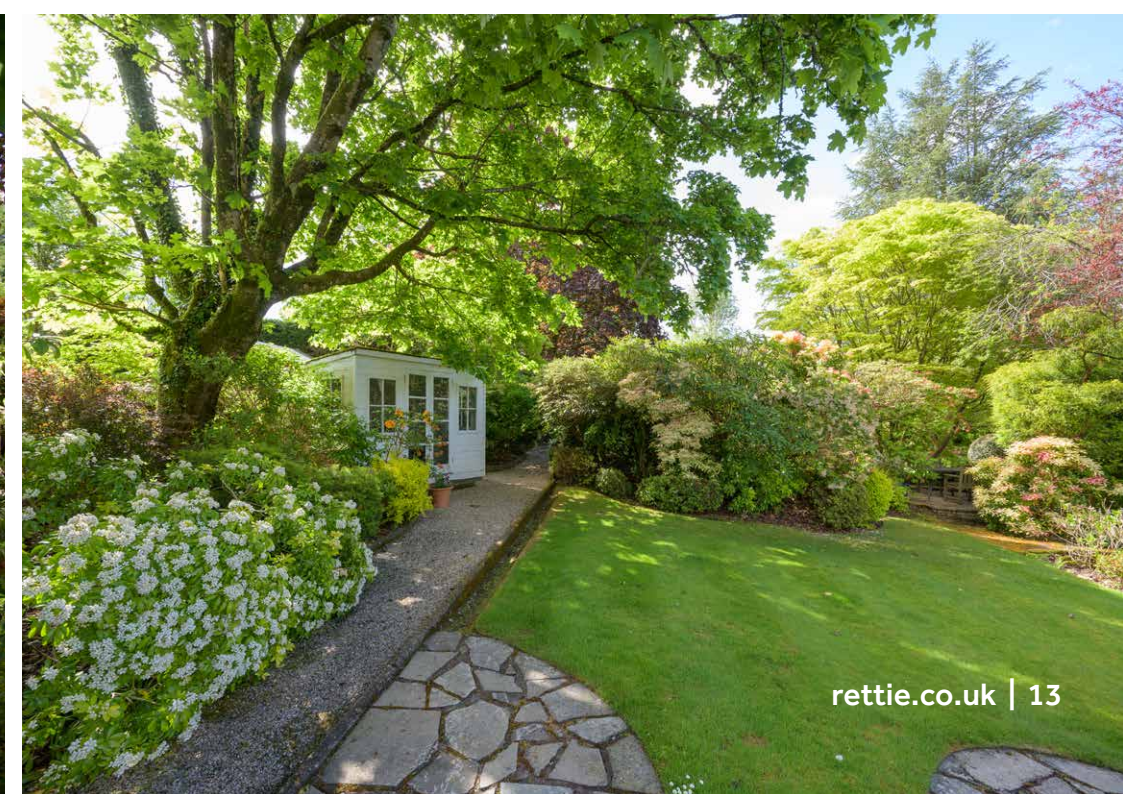
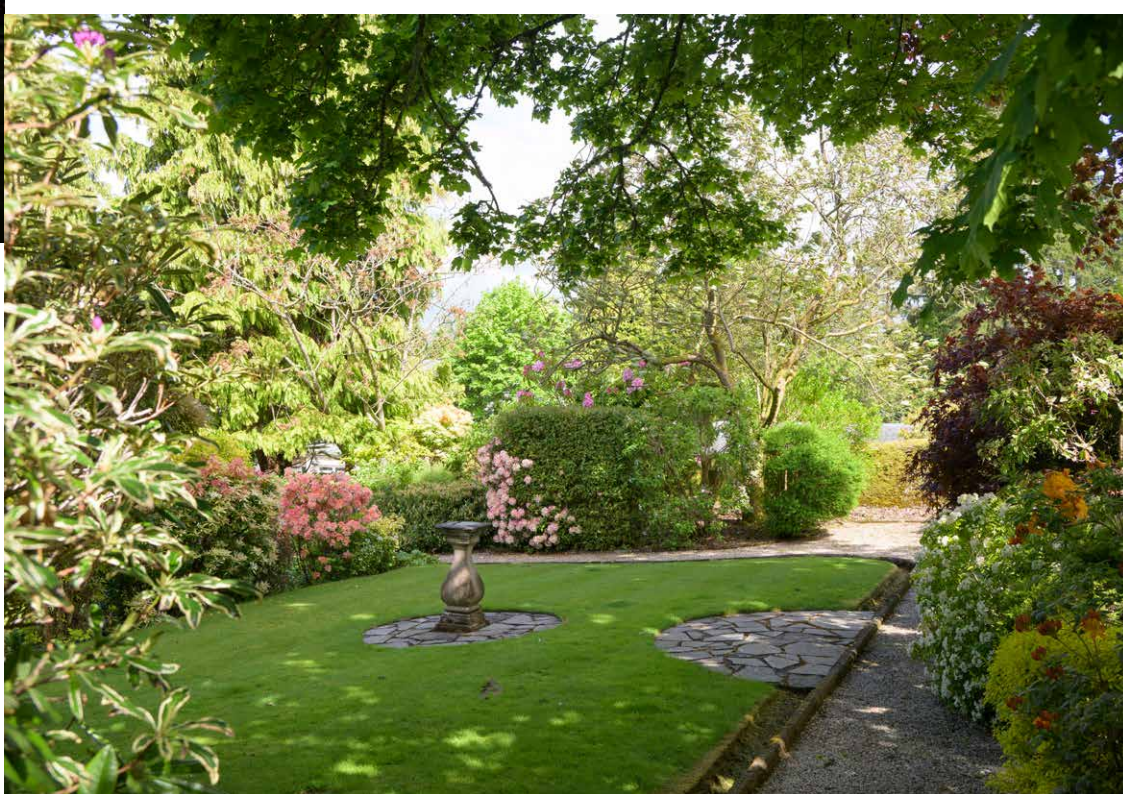
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

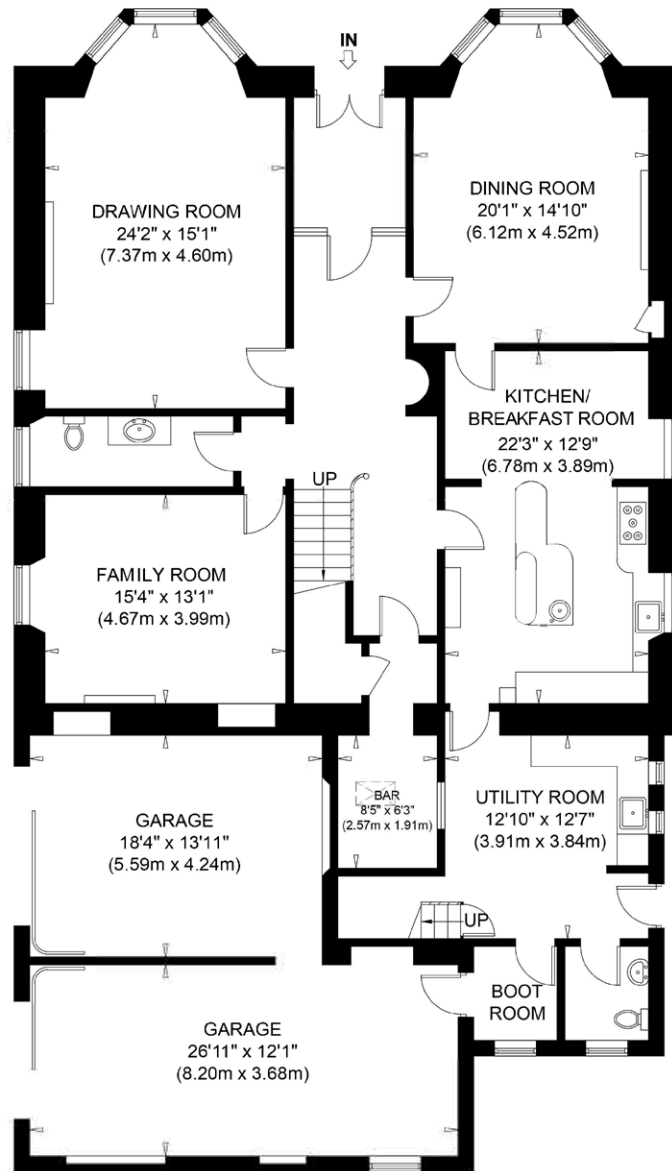




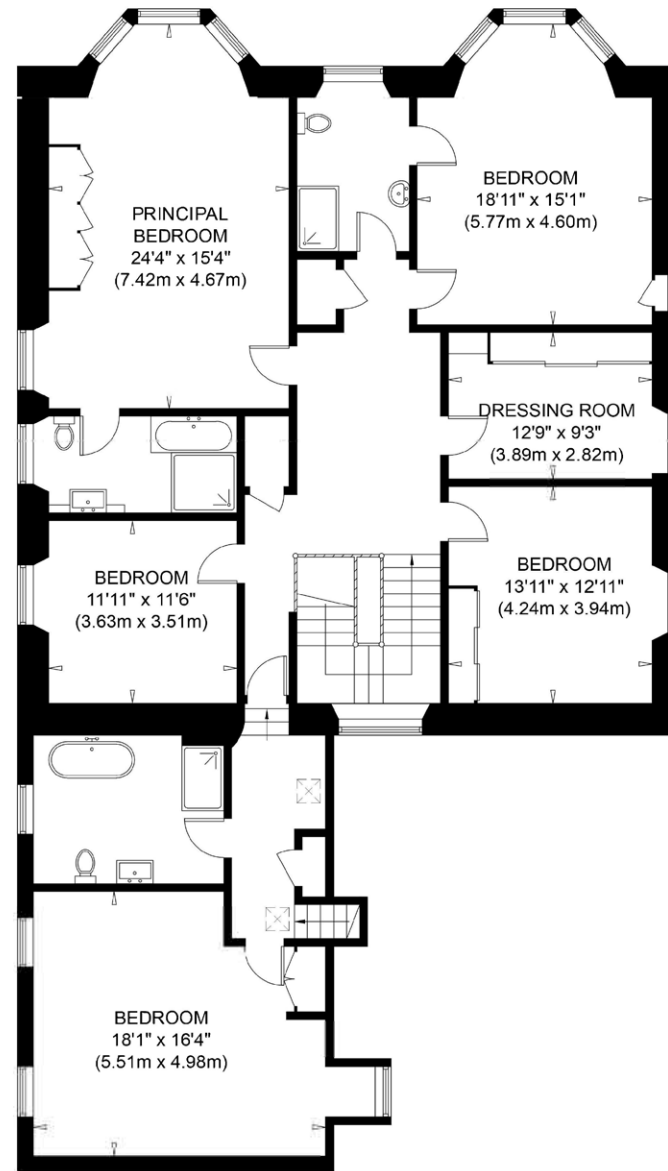








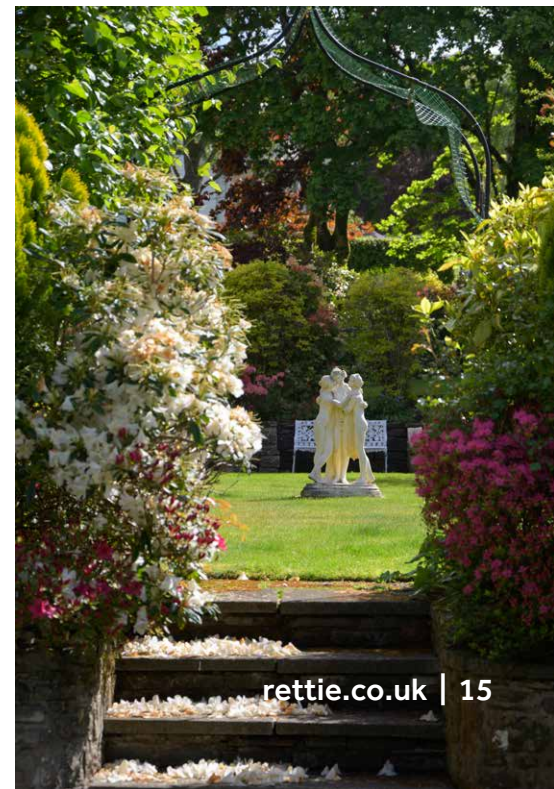
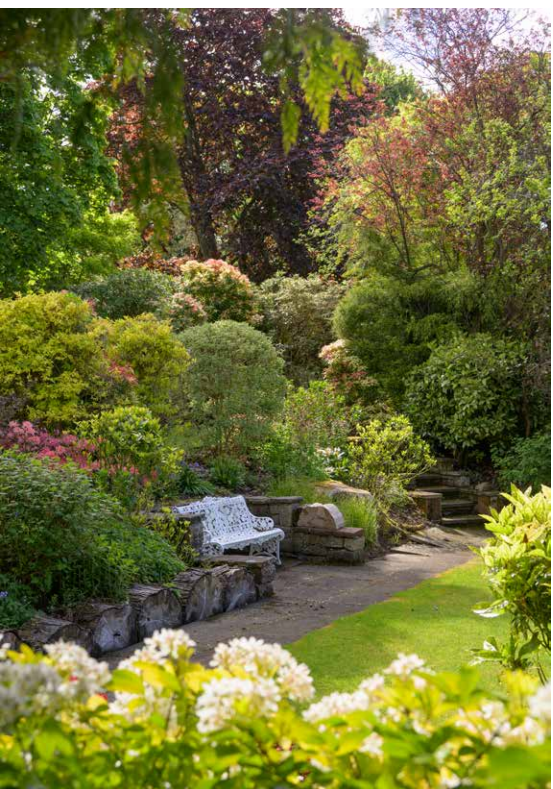
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 237.4 SQ M / 2555 SQ FT

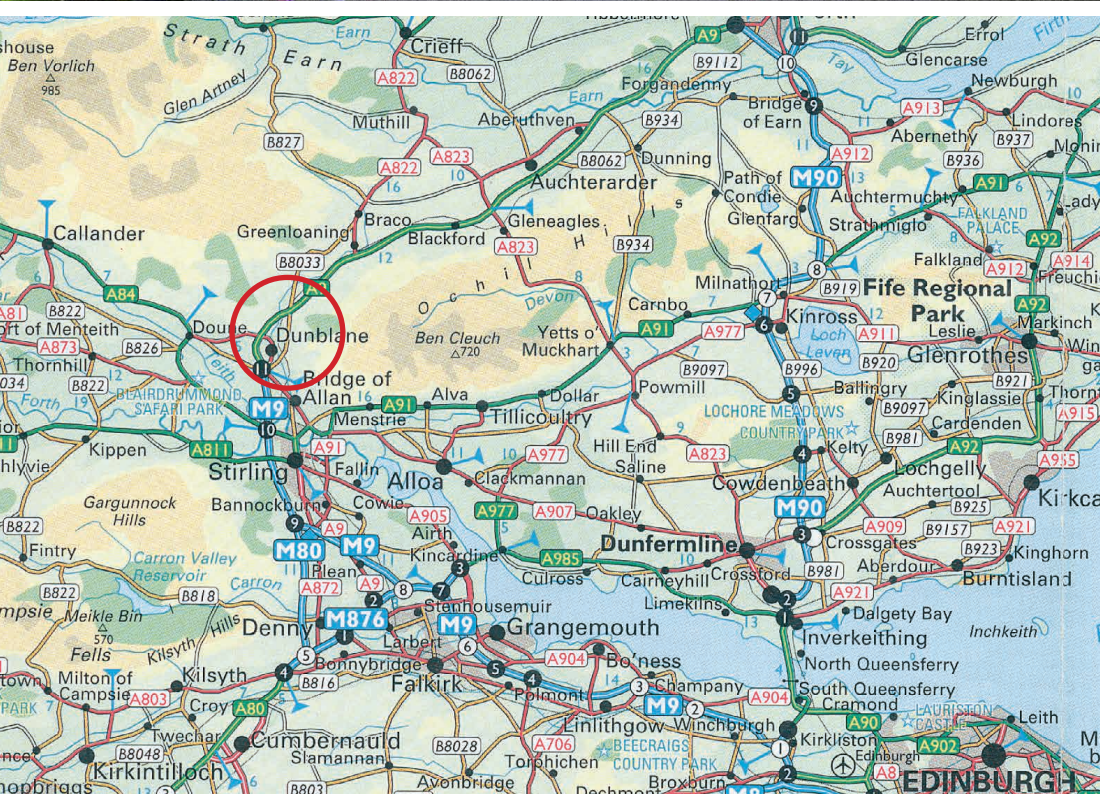


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 192.7 SQ M / 2074 SQ FT



GLENWOOD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 430.1 SQ M / 4629 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk







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