



17 Ochlochy Park, Dunblane – FK15 0DU

Offers Over **£450,000**



Cathedral City Estates

17 Ochloch Park

Dunblane

This attractive four-bedroom home is perfectly placed to enjoy open views over Ochloch Park and offers a versatile layout suited to modern family life. With three double bedrooms and one single, spacious living areas, and extensive gardens, the property provides both comfort and potential.

At the heart of the home is a bright, open-plan kitchen and lounge. The kitchen is fitted with two electric ovens, a four-burner gas hob, built-in microwave, dishwasher, fridge-freezer, and laminate worktops, with brown cupboards adding warmth to the décor. Tiled flooring continues into the lounge, which is carpeted, and doors open into the conservatory – the perfect place to relax and enjoy the views of the rear garden and Ochloch Park beyond.

Practical additions on the ground floor include a utility room with washing machine and a modern bathroom. Upstairs, the family bathroom is fitted with both a separate bath and shower, ideal for busy households.

The property benefits from gas central heating via a combi boiler, double-glazed windows, and an alarm system. To the front, a driveway provides parking for up to three cars and leads to a single garage. Outdoor space is another highlight: the very large front garden offers plenty of room for play, gardening, or relaxation, while the smaller rear garden provides privacy with its exceptional outlook.



What the current owners loved most

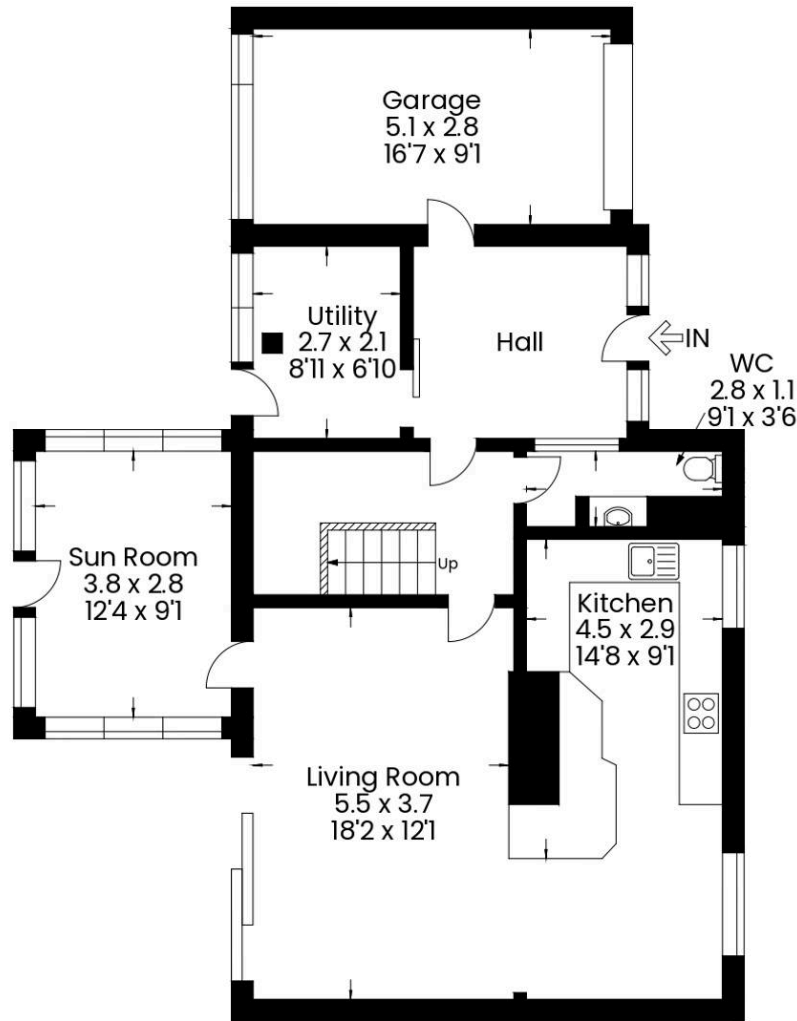
The owners have particularly enjoyed the changing views over Ochloch Park throughout the seasons. They also valued the light-filled conservatory and the generous space for hosting family and friends.

Summary

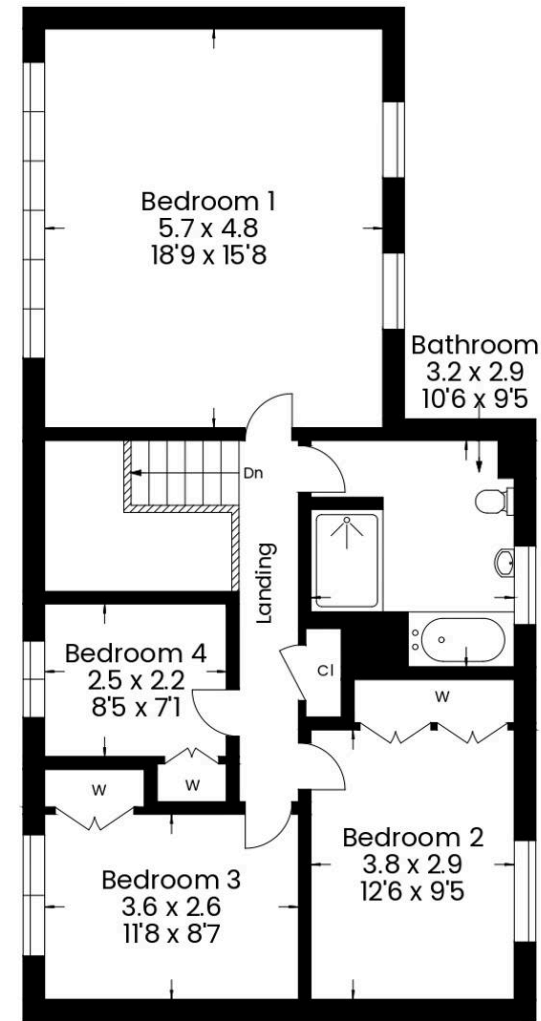
- Four-bedroom house (three doubles, one single)
- Very large front garden and private rear garden with views of Ochloch Park
- Conservatory with superb outlook
- Open-plan kitchen and lounge
- Kitchen with two electric ovens, four-burner gas hob, built-in microwave, dishwasher, fridge-freezer, and laminate worktops with brown cupboards
- Utility room with washing machine
- Two bathrooms – one downstairs, one family bathroom upstairs with separate bath and shower
- Gas central heating with combi boiler
- Double-glazed windows and alarm system
- Driveway for three cars and single garage
- Approximately 158 sqm
- EPC: Band E [54]
- Council Tax: Band G

Dunblane is one of Central Scotland's most desirable towns, known for its historic Cathedral, excellent schools, and strong community spirit. With shops, cafés, leisure facilities, and scenic riverside walks, it offers quality living. A mainline station provides direct links to Stirling, Glasgow, and Edinburgh.





Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Cathedral City Estates

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