



10 Sheriffmuir Close, Greenloaning – FK15 0NZ

Offers Over £405,000



Cathedral City Estates

10 Sheriffmuir Close

Greenloaning, Dunblane

This detached five-bedroom home combines modern finishes with a flexible layout and excellent outdoor space, making it an appealing choice for families or anyone seeking a spacious house in a peaceful setting. Finished in bright, neutral décor with quality flooring throughout, it is presented in excellent condition and ready to move into.

A welcoming hallway sets the tone, with Karndean flooring extending through the hall, kitchen, utility, and cloakroom. To the front, the lounge is filled with natural light from wide windows and features cream carpets and Thomas Sanderson shutters, creating a calm and comfortable setting. Adjacent, the formal dining room offers a refined space for family meals or entertaining.

At the heart of the home lies the modern kitchen, fitted with composite stone worktops, an electric oven, five-burner gas hob, and integrated fridge and freezer. A seating area provides a relaxed spot for informal dining, while the adjoining utility room includes further units, an integrated dishwasher, and a free-standing washing machine. A cloakroom/WC completes the practical ground floor.

Upstairs, the master bedroom is particularly impressive, with its own dressing area and a large en-suite bathroom featuring both a bath and separate double shower. The second double bedroom also benefits from an en-suite shower room. Two further doubles and a single bedroom/study provide flexibility, served by a family bathroom with a white suite including bath and separate shower.



Externally, the property offers a large driveway accommodating up to six cars, leading to a double garage with electric door and power. The gardens face south-east, ensuring plenty of sunshine, and include lawns, patio, seating areas, a summerhouse, and a shed. Additional land to the rear may also be available by separate negotiation, extending the home's potential.

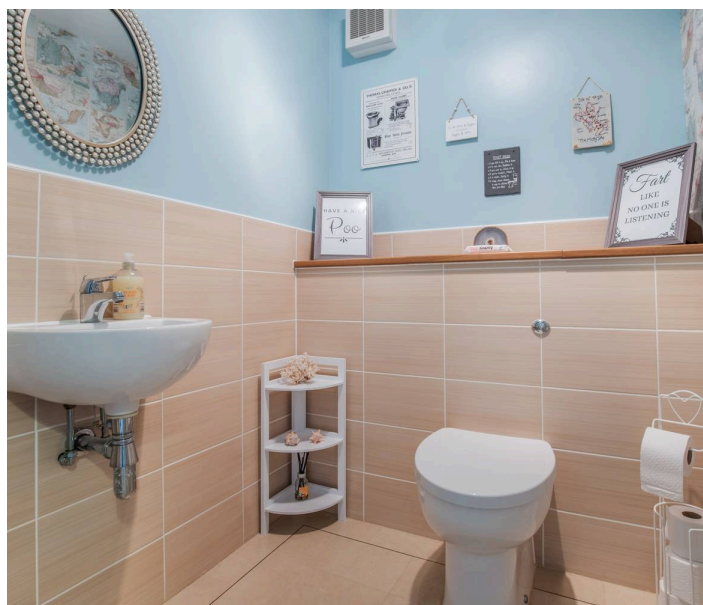
Practical features include LPG central heating with a one-year-old Worcester boiler, solar panels for hot water, double glazing, and Thomas Sanderson shutters throughout.

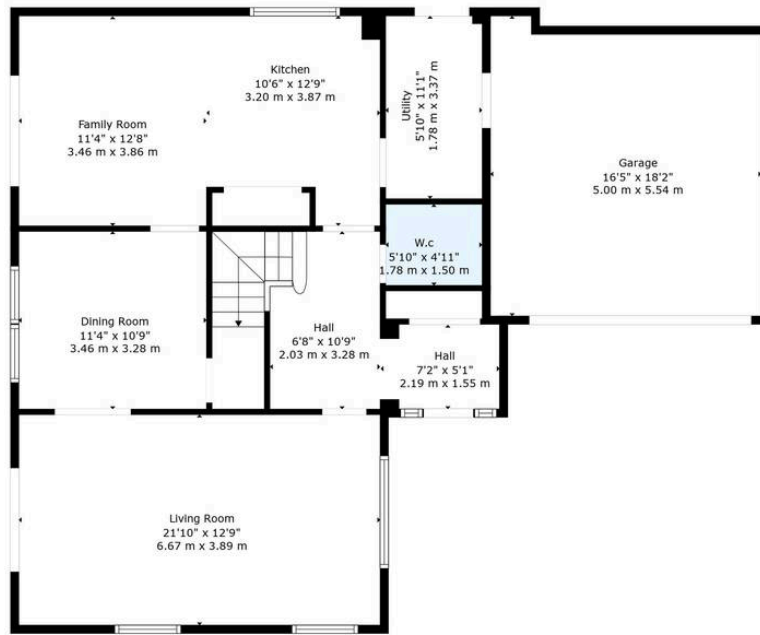
What the current owners loved most

The owners particularly enjoyed the sense of light and space throughout the house, together with the modern finishes that made it easy to move straight into. They also valued the quiet setting of Greenloaning while remaining well placed for travel and access to nearby towns.

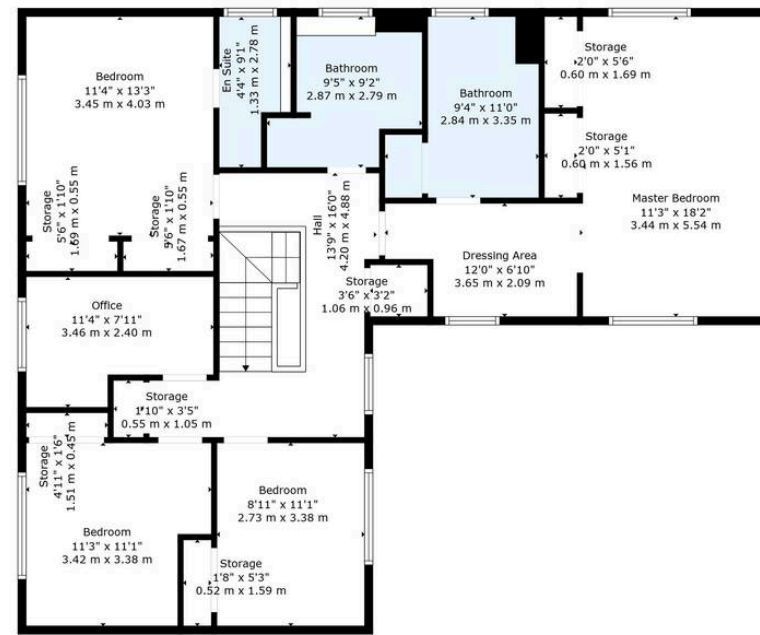
Summary

- Modern five-bedroom detached house in excellent condition
- Lounge and formal dining room with Thomas Sanderson shutters
- Contemporary kitchen with seating area and utility room
- Master bedroom with dressing area and en-suite bathroom
- Second double bedroom with en-suite shower room
- Two further doubles plus single/study
- Family bathroom with bath and separate shower
- Driveway for approx. six cars and double garage
- South-east facing gardens with summerhouse and shed
- Additional land available by negotiation





Floor 1



Floor 2

TOTAL: 2013 sq. ft, 187 m2

FLOOR 1: 895 sq. ft, 83 m2, FLOOR 2: 1118 sq. ft, 104 m2

EXCLUDED AREAS: GARAGE: 284 sq. ft, 26 m2, UTILITY: 65 sq. ft, 6 m2, STORAGE: 74 sq. ft, 8 m2, UNDEFINED: 9 sq. ft, 1 m2, WALLS: 175 sq. ft, 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Cathedral City Estates

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