



**FOR SALE**  
**4, THE AVENUE, ASHFIELD, DUNBLANE, FK15 0JR**

Seldom available, **TWO BEDROOM END OF TERRACE BUNGALOW** situated in the rural conservation village of Ashfield but also convenient for Dunblane including a variety of shops, primary and secondary schools, and also Dunblane Rail Station and A9 and M80 motorway, enabling excellent commuting throughout Central Scotland.

The property comprises an entrance hallway, with loft access, a generous lounge, kitchen, two double bedrooms and a shower room. The property benefits from ample storage, a multi fuel stove, electric heating and is single glazed throughout. There is large garden to the front of the property and also ample dedicated off road parking.

**VIEWING :** Please contact our property department on 01324 823498 or [property@radenny.co.uk](mailto:property@radenny.co.uk)

**PRICE :** **OFFERS OVER £145,000**

**Russel+Aitken**  
solicitors and estate agents

Lounge :



Kitchen :



**Bedroom one :**

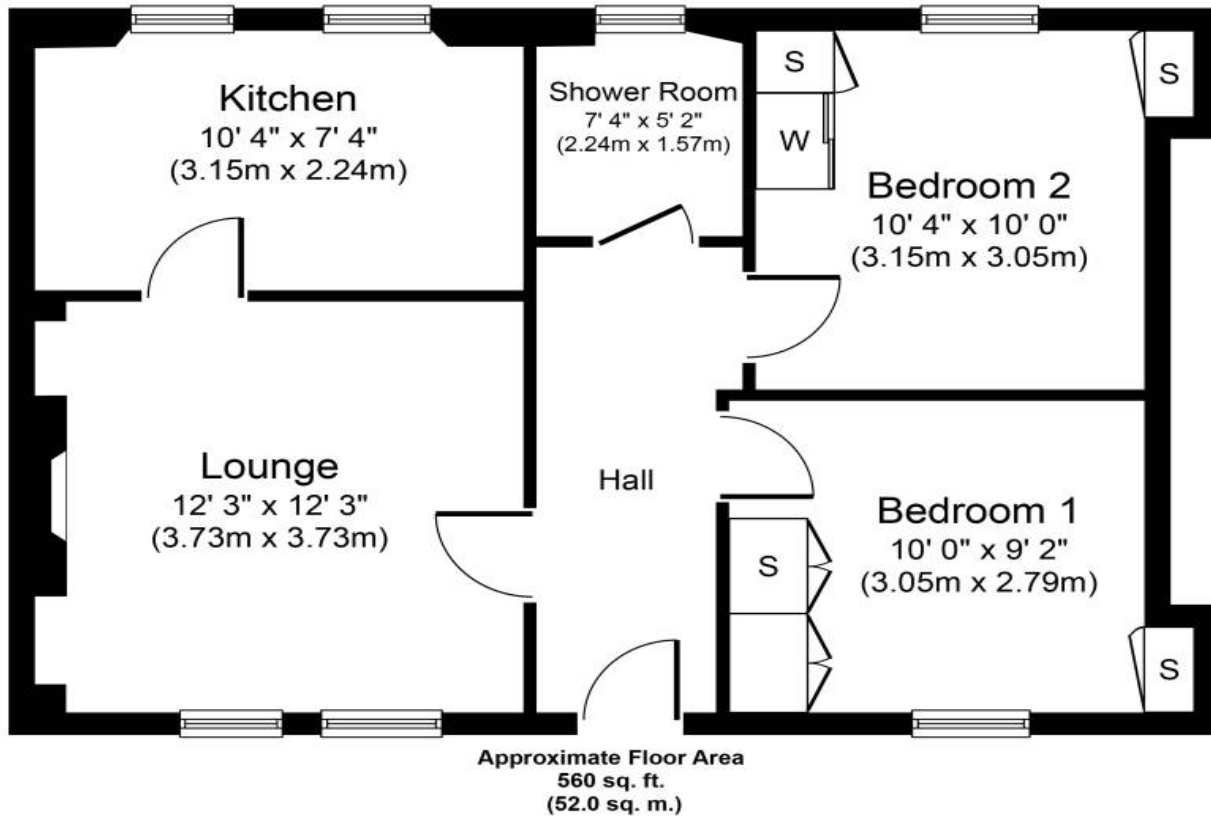


**Shower room :**



**Bedroom two :**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Home Report is available on request from our property department.

Home Report Valuation  
£150,000

The Energy Efficiency Rating for this property is Band - F



**Russel + Aitken**  
solicitors and estate agents

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