



**Premier
Properties**
Perth



Millpond House , Dunblane, FK15 0NA

Offers Over £749,995



Upon entering, you are greeted by a welcoming hallway that leads to a good-sized lounge, complete with a charming log-burning stove and sliding doors that open onto a balcony. This delightful feature allows you to soak in the stunning panoramic views of the surrounding countryside. The heart of the home is the expansive open-plan kitchen and dining area, perfect for entertaining and family gatherings. Additionally, a large utility room, study/bedroom, cloakroom with WC, and a bedroom with an en suite shower room enhance the practicality of the ground floor.

Venturing to the upper landing, you will find a versatile family/cinema room, along with three bedrooms featuring en suite shower rooms and dressing rooms. Two further bedrooms and a family bathroom complete this level, ensuring ample space for family and guests alike.

Externally, the property is set within generous garden grounds which include a tranquil pond that adds to the charm of the home. The gardens are predominantly laid to lawn and feature mature trees, planted beds, and a slabbed patio, providing a serene outdoor space for relaxation and recreation. The integral triple garage has been thoughtfully converted into a games room with a bar, while two additional outbuildings serve as a gym and golf room, catering to various leisure activities.

Millpond House is close to the villages of Greenloaning and Braco. Nearby Dunblane offers an excellent range of amenities, including an M&S Food Hall and Tesco supermarket. Highly regarded schooling is available at both primary and secondary level in Dunblane, with independent schooling at Beaconsfield in Bridge of Allan and Morrison's in Crieff. For the commuter the A9 is located close by and provides an excellent link to Glasgow, Edinburgh or Perth. For those wishing to use public transport, Dunblane has a mainline railway station with frequent services to all major destinations.

- 7 Bedrooms
- 3 Public Rooms
- Generous Garden Grounds
- Fabulous Pond Feature
- Panoramic Countryside Views
- 5 Bathrooms
- 1 WC
- Large Driveway
- Games Room with Bar



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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