



**Premier
Properties**
Perth



Millpond Lodge , Dunblane, FK15 0NA

Offers Over £299,995



As you step inside, you are welcomed by a bright vestibule that leads into an inviting open-plan kitchen, dining, and lounge area. This spacious layout is bathed in natural light, thanks to the numerous windows that frame the beautiful views of the surrounding landscape. The principal bedroom boasts an en suite shower room, while two additional well-proportioned bedrooms offer ample space for family or guests. A family bathroom completes the interior, ensuring comfort and practicality for everyday living.

Under floor air source heating assures warmth & comfort throughout.

Outside, the property features a generously sized garden to the rear, perfect for enjoying the fresh air and sunshine. The decking area provides an ideal spot for al fresco dining or simply relaxing.

This delightful home is perfect for families or anyone looking to embrace a peaceful lifestyle in a stunning setting. With its blend of modern living and countryside charm, this detached villa is not to be missed.

**** There is a six year architects warranty with this property ****

- 3 Bedrooms
- Open Plan Kitchen/IDining/Lounge
- En Suite Shower Room
- Countryside Location
- Modern Interior
- New Build





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

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



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