



THOMAS MURRAY  
PROPERTY



Flat 1

13 George Street

Doune

FK16 6BZ









## Flat 1, 13 George Street, Doune

### Beautifully Presented Chapel Conversion Apartment in the Heart of Historic Doune

The handsome stone-built building is Category B Listed and retains many features associated with its historic origins.

Internally, the apartment benefits from impressive ceiling heights and large windows which flood the accommodation with natural light, creating a wonderful sense of space well beyond its measured footprint.

The accommodation comprises a welcoming entrance hall, a spacious and elegant living room, a well-appointed kitchen, generous double bedroom with fitted storage, and a modern shower room.

The living room is particularly appealing, enjoying excellent proportions and a bright, airy atmosphere, while the bedroom offers a peaceful retreat complemented by bespoke fitted cabinetry. The kitchen is stylishly fitted and makes excellent use of the available space.

The property benefits from gas-fired central heating. In keeping with its Category B Listed status, the windows are traditional single-glazed timber sash casements with astragal detailing, contributing significantly to the character and history of the building.

The property enjoys access to attractive shared garden grounds to the rear, thoughtfully maintained and providing a pleasant outdoor space in which to relax and enjoy the sunshine. In addition, there is shared residents' parking to the rear of the building.

The property falls within a designated Conservation Area, helping to preserve the character and charm of its historic buildings and streetscape.

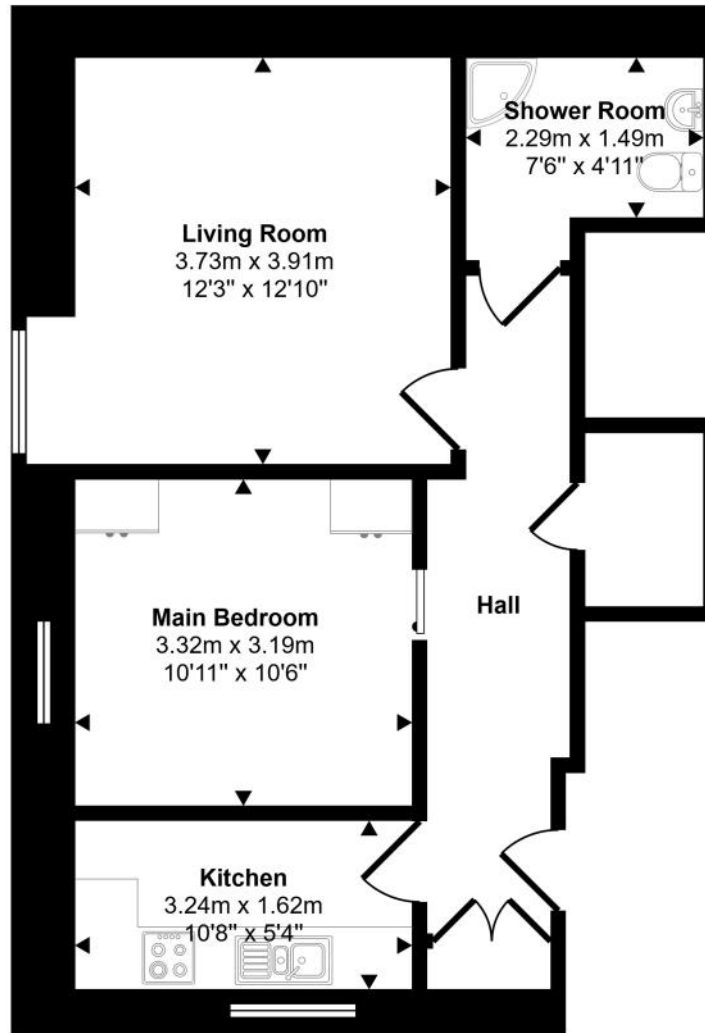
Combining period character with modern comfort, this is a rare opportunity to acquire a unique home within one of Doune's most recognisable historic buildings.

The village offers an excellent range of everyday amenities including independent shops, cafés, restaurants, a health centre, post office and primary school. Residents enjoy a vibrant community atmosphere alongside easy access to some of Scotland's finest countryside.

A truly delightful home with impressive proportions, abundant natural light, private garden and parking. The property offers a unique blend of heritage, comfort and convenience in an outstanding village setting. Early viewing is highly recommended to appreciate the quality and character of accommodation on offer.



Approx Gross Internal Area  
47 sq m / 510 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.















## Location

Nestled within the beautiful Teith Valley, Doune is one of Stirlingshire's most sought-after villages, renowned for its rich history, attractive architecture and strong sense of community. Much of the village centre falls within a designated Conservation Area, helping to preserve the character and charm of its historic buildings and streetscape.

At the heart of the village lies the iconic Doune Castle, one of Scotland's best-preserved medieval castles and a popular visitor attraction known worldwide through its appearances in Outlander, Monty Python and the Holy Grail and Game of Thrones.

The village offers an excellent range of everyday amenities including independent shops, cafés, restaurants, a health centre, post office and primary school. Residents enjoy a vibrant community atmosphere alongside easy access to some of Scotland's finest countryside. Doune benefits from its own primary school with nursery provision, while secondary schooling is available within the local catchment area as well as its own GP practice

Ideally positioned between Stirling, Dunblane and Callander, Doune offers excellent road links throughout Central Scotland, while nearby Dunblane railway station provides regular services to Edinburgh, Glasgow and Perth. The surrounding area is renowned for its scenic walks, cycling routes, fishing, golf courses and access to Loch Lomond & The Trossachs National Park.



## General Comments

Home report available upon request.

Council Tax Band | B

Energy Efficiency Rating | D (65)

To view contact



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Patio  
Parking  
Front of building



### Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

### Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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