



# GLENDARCEY HOUSE

2 QUEENS CRESCENT | GLENEAGLES VILLAGE | PERTHSHIRE

savills



RETTIE



# GLENDARCEY HOUSE

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**2 QUEENS CRESCENT, GLENEAGLES VILLAGE, PERTHSHIRE, PH3 1NF**

An exceptional contemporary house of generous proportions and outstanding natural light; quietly situated in a private crescent close to all the world-renowned facilities of Gleneagles Hotel

About 868 sq m (9339 sq ft) on a gross internal floor area basis including triple garage

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## **Accommodation**

Galleried Entrance Hall, Sitting Room, Family Room, Kitchen/Dining/Living Room, Office, Garden Room, Gymnasium, Utility Room, Cloakroom with WC. 5 Bedroom Suites all with ensuite Bath/Shower-rooms and Dressing Rooms/Areas. Family Bathroom. LPG CH. Balconies to front and rear.

Triple Garage.

Electric gates. Extensive tarmac driveways and parking areas.

Enclosed garden with generous lawns and patios.

About 0.60 Acres.



## SITUATION

Glendarcey is situated in the exclusive private street known as Queens Crescent. Queens Crescent is situated a short distance to the west of the main hotel building, and in part adjoins the Queens Golf Course. The Crescent is notable for the 14 substantial individual contemporary homes constructed in recent years; all occupying generous plots with security entrance gates and a Gate Lodge housing a concierge employed by the residents.

Gleneagles Hotel is an iconic country estate which has been a luxury destination for nearly a century and is recognised worldwide as one of the leading hotels of the world. With its 100th anniversary year approaching, the hotel is a prestigious resort in the heart of Scotland. Set within 850 acres there are three championship golf courses, spa, leisure club, falconry school, shooting school, running, walking and cycling tracks and a host of other leisure activities as well as four fine dining restaurants including the Michelin starred Andrew Fairlie restaurant. In addition to the three championship golf courses, there is the 9-hole Wee Course and a driving range.

Nearby Gleneagles railway station runs daily services north and south including a sleeper service to London, while Dunblane (14 miles), provides commuter services to both Edinburgh and Glasgow. Perth, the county town, lies some 15 miles to the east and offers a broad range of retail and professional services as well as a theatre, concert hall, cinema and selection of restaurants. Edinburgh (41 miles) and Glasgow (45 miles) both have international airports as well as railway station. Edinburgh is renowned for its annual international arts festival and its many galleries and other cultural attractions. Nearby Auchterarder is home to one of Scotland's longest high streets, which provides a range of services including a supermarket, butchers, bakery, health centre, primary and secondary schooling as well as several specialist shops, including coffee and cafés.

In addition to the primary and secondary schooling in Auchterarder, there are several independent schools in both Perthshire and nearby Clackmannanshire. These include Morrison's Academy and Ardvreck in Crieff, Glenalmond College, Craigclowan by Perth, Kilgraston and Strathallan by Bridge of Earn and Dollar Academy in Clackmannanshire.

Scotland's Highland Fringe lies within 20 miles or so

to the north of Gleneagles and the vast expanse of Scotland's Highlands provides opportunity for a wide array of outdoor recreational pastimes.

The surrounding and nearby Perthshire countryside is renowned for its beauty and offers a wonderful array of outdoor opportunities.

#### GENERAL DESCRIPTION

Glendarcey was completed in 2010 and has been continuously occupied since then.

The house has recently been redecorated, both internally and externally, and offers generously proportioned accommodation with a flexible layout, ideal for modern-day living.

The house stands in a plot of about 0.60 acres, with electrically operated entrance gates opening to a generous driveway with porte cochère by the front door.



Notable features include the following:

1. Accommodation extending to about 868 sq m (9339 sq ft).
2. Porte cochère with balcony over at front door.
3. Impressive entrance hall with oak staircase and galleried landing over.
4. Two principal reception rooms measuring 32'7" x 21'9" and 32'7" x 21'8" – both featuring ornate cornices, gas fires and west facing bay windows.
5. Open plan kitchen and living/dining room extending to about 920 sq ft in all, with extensive fitted kitchen units incorporating two Neff ovens with warming drawers, gas hob, tall fridge, tall freezer, coffee machine and integral sink alongside central island unit. Dining/Living room opening out onto adjoining patio via glazed doors.
6. Impressive Garden Room (24'2" x 17'8") incorporating 11 arched windows with an additional five Velux roof lights and a raised cathedral ceiling providing a wonderfully light and airy space;
7. Gymnasium with Scandinavian style sauna.
8. Office/Study.
9. Five ensuite double bedrooms, all generously proportioned with ensuite bath or shower rooms and dressing rooms or dressing areas.



10. Luxury family bathroom with large Jacuzzi bath and doors opening out to first floor balcony.
11. LPG central heating. Double glazed window units. Extensive insulation. EPC rating B. Natural light from numerous windows. Music system (further details from selling agents on request).
12. Triple garage with electric doors and outside tap.
13. Privately situated and sheltered patios to south and east of house.
14. Gate Lodge (shared ownership amongst the 14 proprietors of Queens Crescent), housing concierge.

#### GENERAL REMARKS AND INFORMATION

NOTE: The property is unfurnished at the current time. All the pictures are true photographs taken in August 2023, but the furniture and soft furnishings are computer generated images, which have been overlaid to provide an indication of potential layout.

#### Viewing

Viewing is strictly by appointment with the Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH3 1QL.

#### Directions

From the A9(T) leave at the exit signposted to Gleneagles Hotel. Continue for a short distance beyond the main Hotel entrance to the mini-roundabout. Turn left and continue westwards until reaching the entrance gates to Queens Crescent.



#### Fixtures and Fittings

All fitted carpets are included in the sale.

#### Local Authority

Perth & Kinross Council  
2 High Street  
Perth  
PH1 5PH  
Tel: 01738 475000

#### Council Tax Band

Band H.

#### EPC

The EPC rating is B.

#### Services

Mains water and electricity. Private drainage to Gleneagles Hotel Treatment Plant. LPG central heating. Burglar Alarm system.

#### Solicitors

McLean and Stewart, 51-53 High Street, Dunblane, FK15 0EG. Tel: 01786 823217.

#### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co or Savills. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Internet Websites

This property and other properties offered by Rettie & Co and Savills can be viewed on our websites at [www.rettie.co.uk](http://www.rettie.co.uk), and [www.savills.com](http://www.savills.com) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

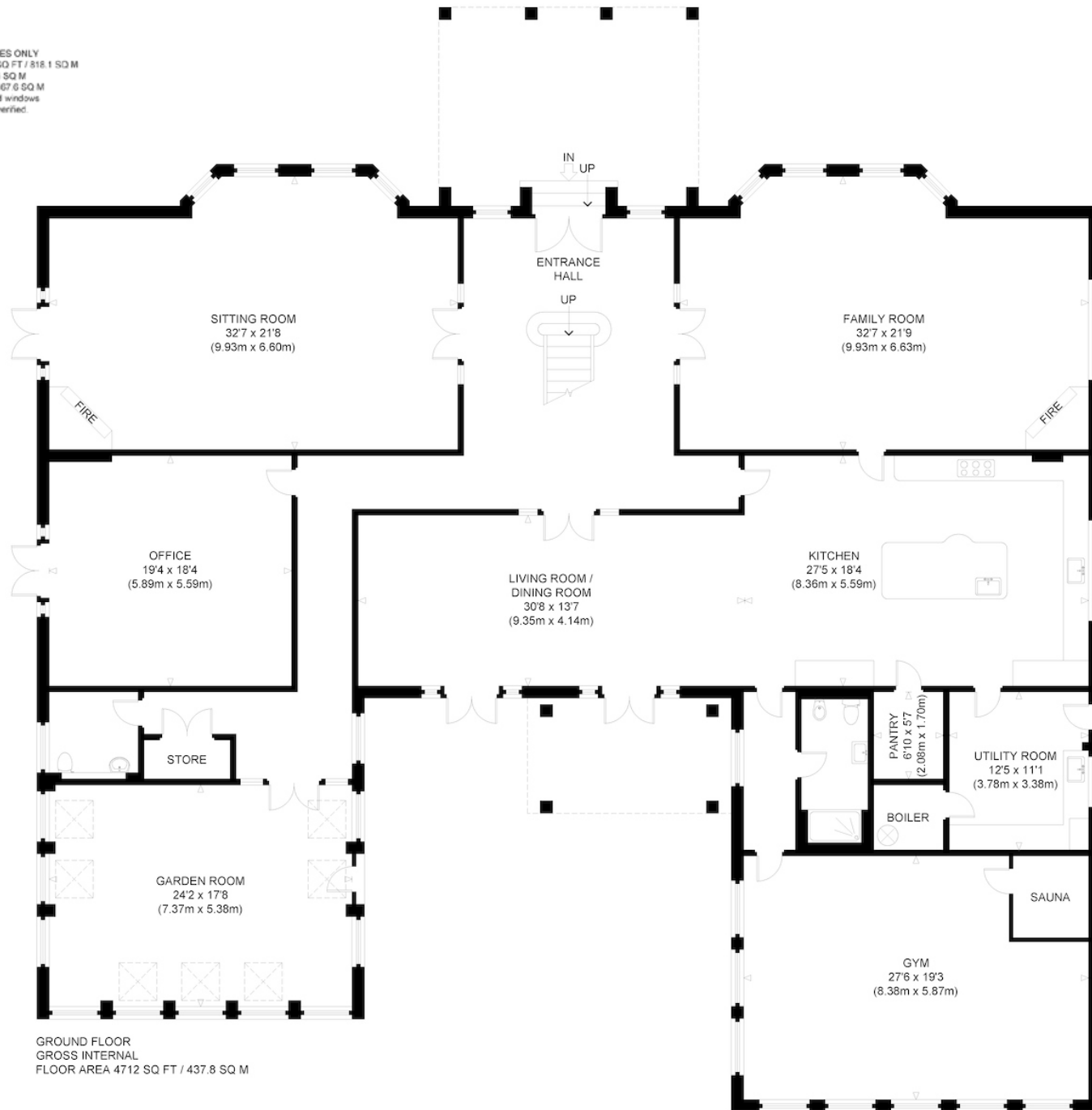
#### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Home Report

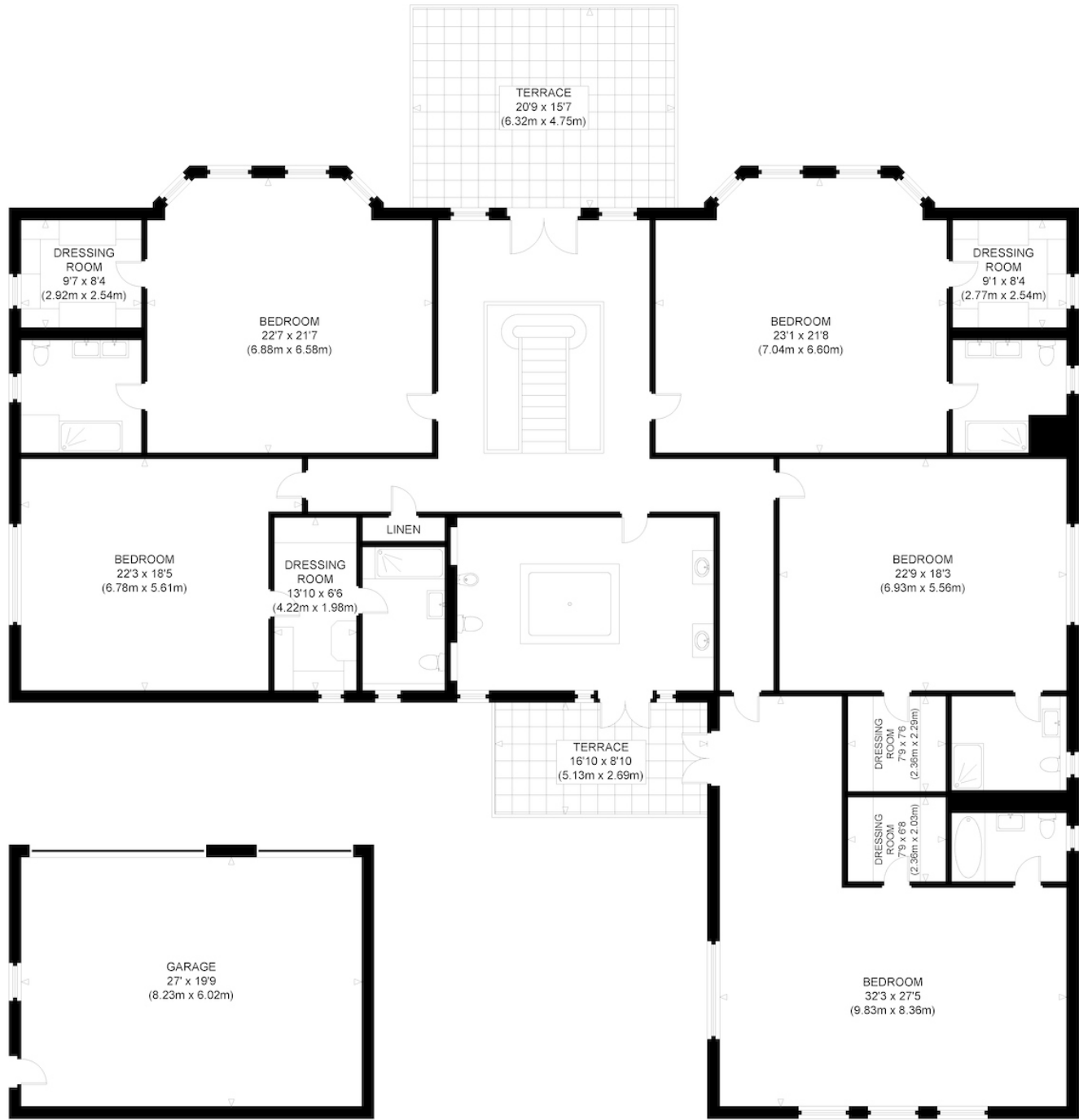
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available by email on request.

GLENDARCEY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 8806 SQ FT / 818.1 SQ M  
EXTERNAL GARAGE AREA 533 SQ FT / 49.3 SQ M  
TOTAL COMBINED FLOOR AREA 9339 SQ FT / 867.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 4712 SQ FT / 437.8 SQ M





GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 533 SQ FT / 49.5 SQ M

FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 4094 SQ FT / 380.3 SQ M





### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co and Savills, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co and Savills give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







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