



4 GLAMIS COURT

GLENEAGLES VILLAGE | AUCHTERARDER



RETTIE



4 GLAMIS COURT

GLENEAGLES VILLAGE, AUCHTERARDER PH3 1SQ

Superbly refurbished and upgraded south facing flat in the grounds of Gleneagles Hotel.

Gleneagles Railway Station 1.8kms (1 miles), Perth 26kms (16 miles), Stirling 31kms (19 miles), Edinburgh 70kms (43 miles) and Glasgow 73kms (47 miles) (All distances are approximate)

Accommodation

Entrance Vestibule, open plan Dining/Living Room, Kitchen, Principal Bedroom with en-suite Shower Room, Bedroom 2/TV Room, Double Bedroom 3, Bedroom 4/Dressing Room, Bathroom.

Good built-in storage. Shared storage room with one other neighbour in the common stairwell.

Presented in immaculate order as a spacious and superior reconfigured two bedroomed flat.

Extensive communal gardens.

Within two minutes' walk of the main Hotel entrance.



RETTIE



SITUATION

Glamis Court is centrally situated within the designed landscape of Gleneagles Hotel and a short walk from the principal Hotel entrance, the Dormy House and the many other facilities and amenities of the Hotel. 4 Glamis Court is situated in the east most block of flats within Glamis Court, which in turn is the residential development closest to the main Hotel building. The many internationally renowned facilities and amenities of Gleneagles Hotel are literally on the doorstep. These include the Leisure Club and Spa; the walking, jogging and cycling tracks; activities and shooting schools and its four Restaurants including the late Andrew Fairlie's famed two Michelin Star Restaurant. In addition, there are the King's and Queen's Golf Courses alongside the PGA Centenary Course; the latter being the host course for the Ryder Cup in 2014. Nearby Auchterarder has an attractive mix of retail and community facilities including a Community Campus housing Nursery, Primary and Secondary Schools. There is also a good selection of private schooling available in the locality including Glenalmond and Strathallan Schools as well as Ardvreck and Craigclowan Preparatory Schools, Kilgraston School for Girls and Dollar and Morrisons Academies.

The localities popularity as a residential district is underpinned by its convenient location within Central Scotland. The nearby A9(T) provides swift road links to both Perth and Stirling and thereafter there are good road links onwards to Glasgow and Edinburgh as well as eastwards to Dundee from Perth. The nearby Gleneagles Railway Station provides regular services to Perth, Stirling, Inverness and London (including a direct service to London, plus the Caledonian Sleeper service).

There are fine views over the neighbouring roof tops to the Ochil Hills to the south.

GENERAL DESCRIPTION

4 Glamis Court is a preferred four bedroomed, first floor flat within a block of four similar flats, all of which are in private ownership in the easternmost block of flats in Glamis Court, which in turn is centrally located within

the wider designed landscape of Gleneagles Hotel. The flat has been extensively renovated and refurbished in the last recent years. The principal improvements include:

- A new external door
- New Nordan window units throughout.
- New engineered oak flooring (whitewash finish) throughout.
- New internal doors, skirting and door frames.
- New pressurised hot water tank with associated plumbing.
- New electric junction box.
- New Dimplex radiators.
- Removal of aertex ceilings.
- Redecoration throughout.
- General upgrading of kitchen, bathroom and shower room.
- We have been informed that the flat roof was renewed circa 13 years ago.

A security door provides access to the common stairwell by the entrance to 4 Glamis Court. A small vestibule with recessed cloaks cupboard leads into:

Living/Dining Room (S) 8.56m x 5.11m (28'1" x 16'9"). Two sets of tall south facing windows. Cornice. Engineered oak flooring throughout. Three electric heaters. Wall mounted TV hardwired for broadband (included in sale).

Kitchen (S) 3.45m x 3.28m (11'4" x 10'9"). Extensive fitted floor and wall mounted units, again with engineered oak flooring and incorporating one and a half bowl sink, Neff kitchen appliances with Miele dishwasher. Wine rack. Granite worktops. Plumbing for washing machine. Electric heater.



The bedroom passage leads to the following:

Bathroom. Bath with shower over. Feature wash hand basin. WC. Large vanity mirror. Ladder heated towel rail/radiator. Engineered oak flooring. Xpelair.

Utility Cupboard. Fitted shelving and storage baskets.

Communications Cupboard. Sky Q Box. BT telephone line, Wi-Fi and Sonos equipment.

Airing Cupboard. Insulated and pressurised hot water tank. Fitted shelving.

Bedroom 1/Dressing Room (NE) 3.91m x 2.77m (12'10" x 9'1"). Engineered oak flooring. Electric heater. Ceiling coving.

Bedroom 2 (N) 3.89m x 3.68m (12'9" x 12'1"). Engineered oak flooring. Ceiling coving. Electric heater.

Bedroom 3/TV Room (N) 3.51m x 2.69m (11'6" x 8'10"). Engineered oak flooring. Wall mounted Sony TV with Sonos sound bar (included in sale). Ceiling coving.

Principal Bedroom (N) 4.34m x 3.71m (14'3" x 12'2"). Recessed wardrobes. Engineered oak flooring. Ceiling coving. Wall mounted TV (included in sale).

En-suite Shower Room. Large walk-in shower cabinet with tiled walls and overhead Deluge shower. Feature wash hand basin with large vanity mirror over. Wall hung WC. Linen cupboard. Heated towel rail/radiator. Xpelair.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Directions

Leave the A9, pass through Stirling dual carriageway at Loaninghead Junction to the west of Auchterarder. Follow the signs to Gleneagles Hotel and proceed up the main entrance drive. Continue straight over the roundabout in front of the main entrance and thereafter the entrance to Glamis Court lies on your left-hand side. Branch round to the right and No. 4 Glamis Court is in the first building on your right-hand side.

Fixtures and Fittings

The following should be noted:

- All curtains and blinds are included in the sale.
- All light fittings are included in the sale.
- The wall mounted storage cupboards in the outer stairwell are included in the sale.
- Wall mounted Sony TV with Sonos sound bar in Bedroom 3/TV Room if desired.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Private drainage to the Gleneagles Hotel Treatment Plant. Electric heating. Telephone.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000.

Council Tax

Band G

EPC Rating

Band E

Solicitors

Morton Fraser LLP, Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL. Tel: 0131 247 1000

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk and www.thelondonoffice.co.uk. In addition, our social media platforms are Facebook.com, Twitter, Instagram and LinkedIn.

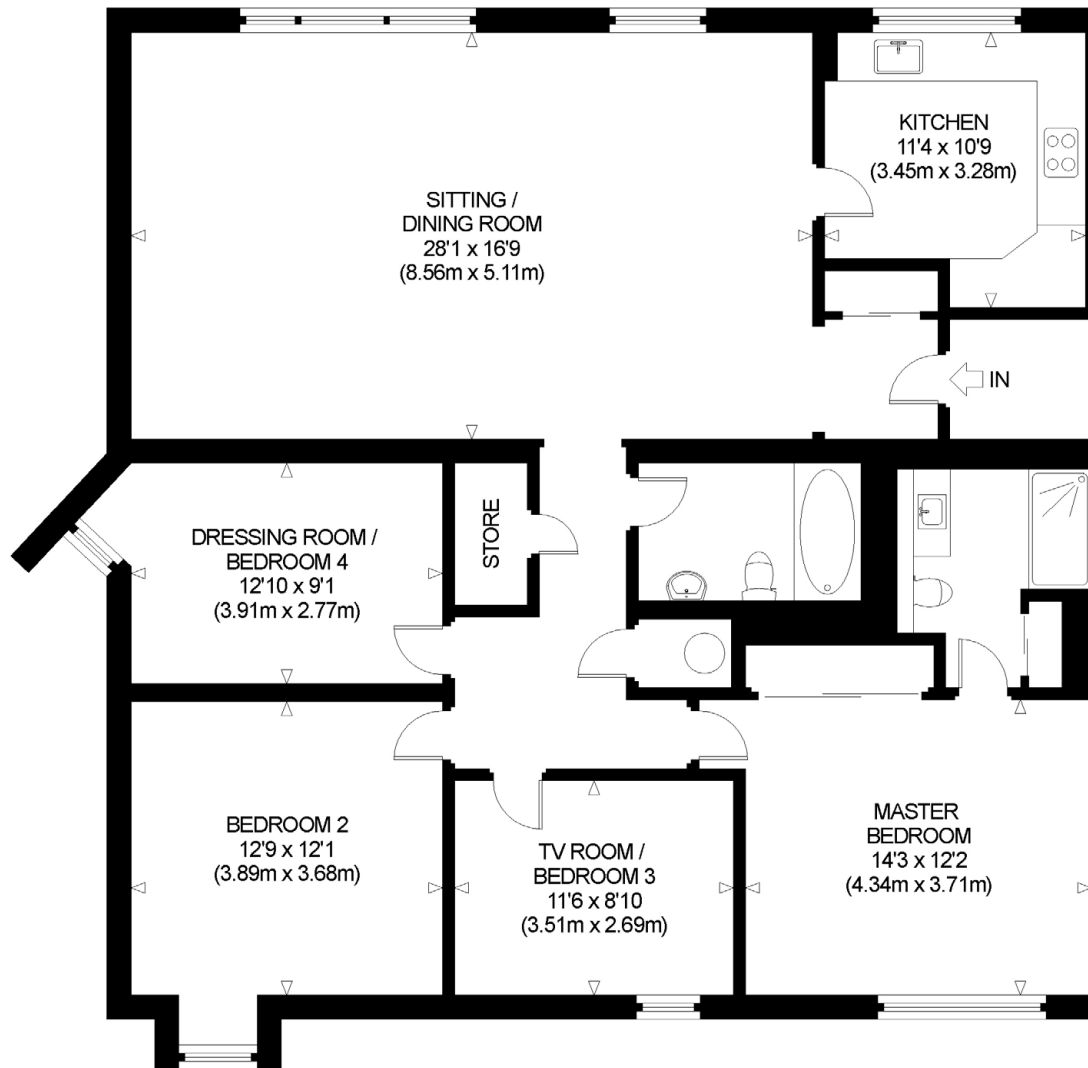
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, 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 misstatement 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, their clients and any joint agents 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 misstatement 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. 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.



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1536 SQ FT / 142.7 SQ M



GLAMIS COURT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1536 SQ FT / 142.7 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk





11 Wemyss Place,
Edinburgh, EH3 6DH
0131 220 4160
mail@rettie.co.uk
www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

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.