



**HEATHERBELL COTTAGE**  
*Muirton, Auchterarder, PH3 1ND*



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**A delightful cottage with quintessential charm which provides well-proportioned and tastefully presented living accommodation, with substantial garden grounds positioned in a favoured location close to Gleneagles Hotel.**



### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Dining Hall, Sitting Room, Family Room/Study, Kitchen, Principal Bedroom Suite with en-suite Bathroom, Double Bedroom 1, Double Bedroom 2 with en-suite Shower Room, Bathroom, Cloakroom, Utility Room.

**Exterior:** Established gardens of notable colour and diversity. Large patio area.

Private driveway. Double Garage.

**For sale as a Whole.**



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## Situation

Heatherbell Cottage is situated within the sought after hamlet of Muirton – this lies between Auchterarder and Gleneagles Hotel and is within easy walking distance of the main Hotel building, Dormy Golf Club House and all the other facilities for which Gleneagles Hotel is famed. 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 (walking access available straight from Muirton), 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 new 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 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).

## General Description

Heatherbell Cottage is a bright and spacious detached house situated on a large and private plot with generous garden ground. The property has been sympathetically renovated and upgraded over the passage of time, to provide comfortable and tastefully presented living accommodation. The house has generous, well-proportioned accommodation that offers flexibility of use.

The house is approached via a private driveway, providing car parking and access to the integral double garage. Stone steps lead to the main entrance into the house which is sheltered beneath an overhanging porch. Double doors open into the Entrance Vestibule with an internal glazed window. A part glazed door opens into the Dining Hall which is a welcoming space giving access to the full accommodation.



The Dining area which is very spacious provides an ideal space for entertaining. Accessed off the Hall part glazed double doors open to the Sitting Room which is sumptuously proportioned; an exceptional reception room with feature drop lights and ceiling spotlights. The room is flooded with natural light via a large bay window with seating area which provides a charming outlook over the rear garden. The log burner with timber mantle and stone surround provides a heartening focal point.

Adjacent is the Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a NEFF induction hob with extractor fan above, NEFF oven and grill, integrated fridge and AEG dishwasher. The kitchen benefits from an island with storage cupboards and a seating area. French doors open to the rear garden and patio area.

Across the Hall is the Family Room/Study with glazed windows and ceiling spotlights. From the Dining area a door opens to a rear corridor which provides access to the Principal Bedroom Suite. The Principal Bedroom with a dual aspect view is exceptionally well proportioned and benefits from ample integrated wardrobes. Adjacent is a dressing area with two mirrored integrated wardrobes and storage cupboard. Neighboring is the en-suite Bathroom with bath unit, walk-in shower cabinet, wash hand basin with pull out drawer below and mirrored cabinet with lights above. WC, towel hook and two wall mounted towel rails.





From the Hall a corridor provides entry to Double Bedroom 1 with sash windows and integrated wardrobes. Neighboring is the Bathroom with bath unit, wash hand basin with mirror and vanity light above, WC and ceiling spotlights. Further along the corridor is a large cupboard housing the hot water tank and Double Bedroom 2 with en-suite Shower Room. The bedroom is generously proportioned with integrated wardrobes, recessed shelving units and French doors that open to the rear garden. The en-suite Shower Room has a walk-in shower cabinet, wash hand basin with drawers below and mirrored vanity unit above, WC, towel hook and ceiling spotlights.

Completing the accommodation is the Cloakroom with coat hooks and the Utility Room with worktop and integrated stainless-steel sink and drainer, storage units and shelving units. A hatch provides access to the loft space. A door provides access to the Double Garage.

The accommodation is spacious and well-appointed throughout and ideal for entertaining with 2 flexible reception rooms alongside the Kitchen and the open plan Dining Hall.

#### **GARDEN**

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. There is a pathway running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

There is a substantial patio area to the rear of the house which is an ideal entertaining space in the warmer months.

There is an adjoining Double Garage with electric light and power as well as external water taps. The garage has been built to a high standard with up and over doors.

#### **GENERAL REMARKS AND INFORMATION**

##### **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 1ND

##### **Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### **Classifications**

Council Tax - Band G  
EPC Rating - Band D

##### **Tenure**

Freehold

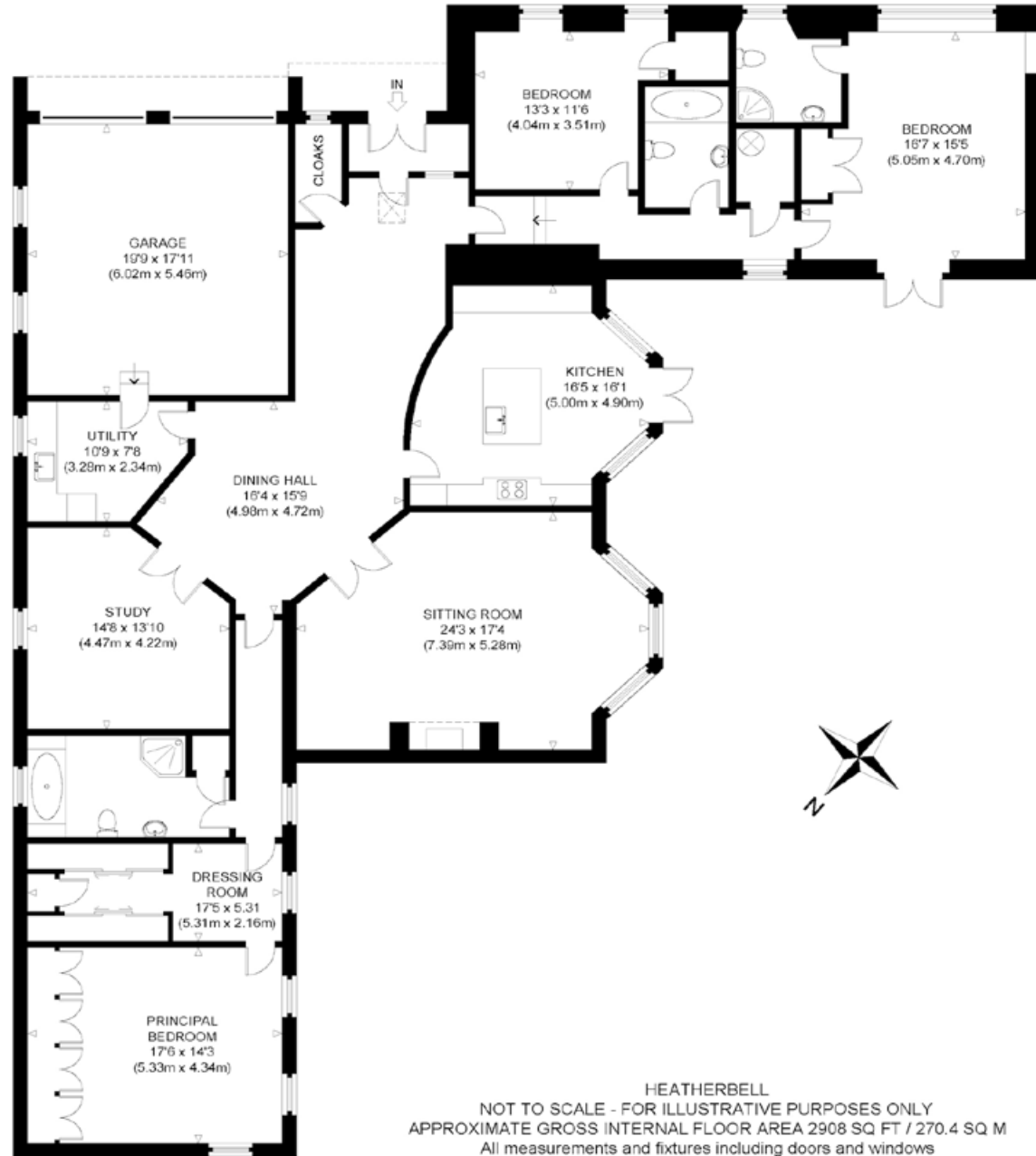
##### **Services**

Mains electricity and water. Oil fired central Heating. Drainage to a private septic tank.









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2908 SQ FT / 270.4 SQ M

HEATHERBELL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2908 SQ FT / 270.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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RETTIE

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## Offers

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

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

## Servitude Rights, Burdens & Wayleaves

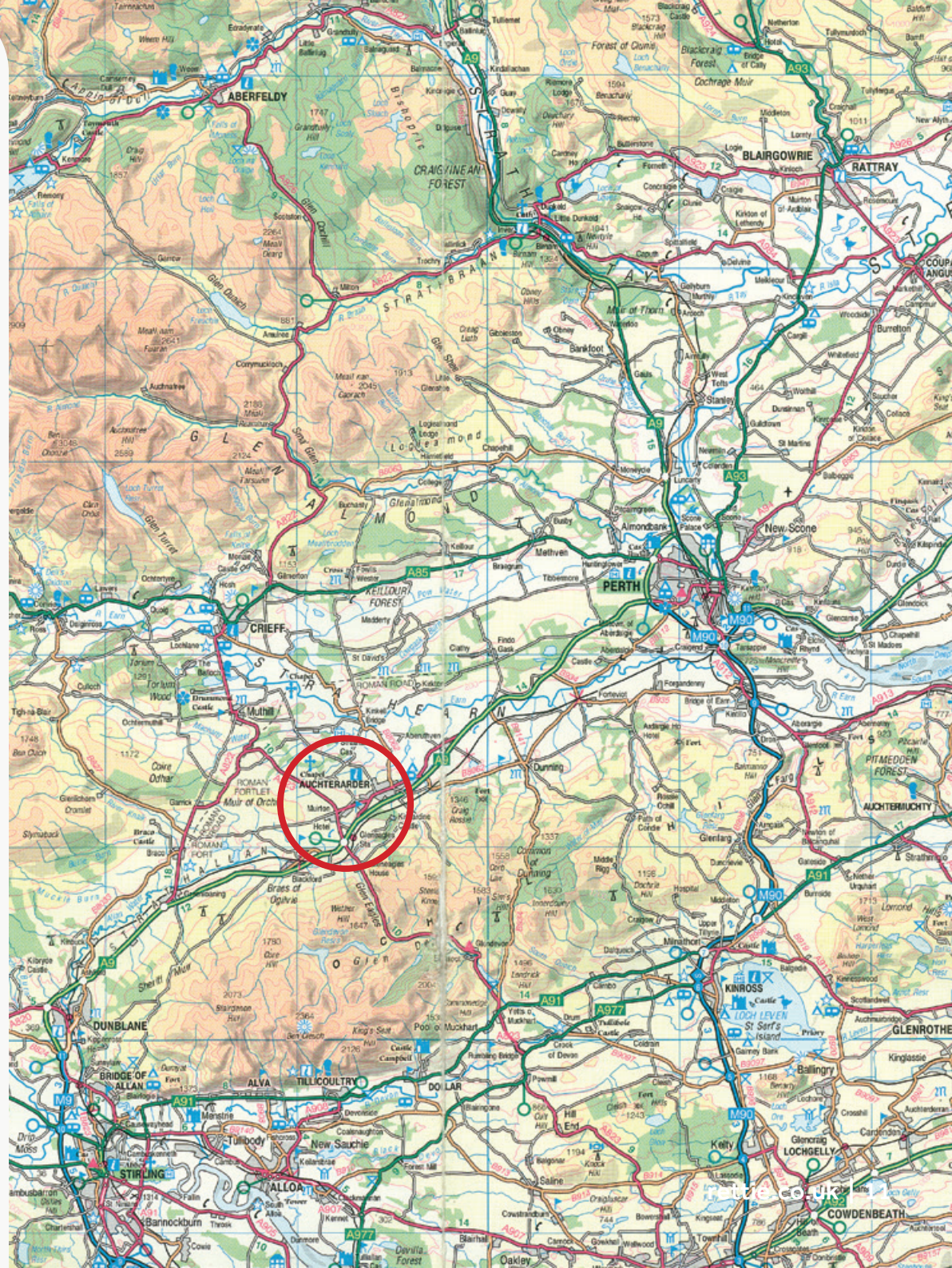
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes 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 on request.



#### 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 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 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. 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.

#### RETTIE

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