



58 GUTHRIE COURT
Gleneagles Village, Perthshire



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A well-presented ground floor apartment, situated in arguably the best position within the development and located a short distance from the world-renowned Gleneagles Hotel and its facilities.

Summary of Accommodation:

Hall, open plan Living/Dining Room with balcony, Kitchen, Principal Bedroom with ensuite Shower Room, two further Bedrooms, Bathroom and Store Cupboards.

Single Garage and access to communal grounds.



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3



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Situation

Guthrie Court is a well-established residential development, which lies a short walk to the east of the internationally acclaimed, 5 Star Gleneagles Hotel. The apartments at Guthrie Court share in spacious communal grounds, which are sheltered by mature trees and are maintained to a very high standard.

Gleneagles Hotel is a member of The Leading Hotels of the World and is famed for its exceptional array of attractions, which include 3 championship golf courses, an award-winning spa and a choice of restaurants, one of which is the only restaurant in Scotland to hold two Michelin Stars. The hotel's diverse menu of leisure facilities also includes a Leisure Club, Equestrian School, Shooting School, Bicycle, Walking and Jogging Tracks, Golf Academy and Practice Range, Tennis, Falconry, Off Road Driving and excellent children's facilities.

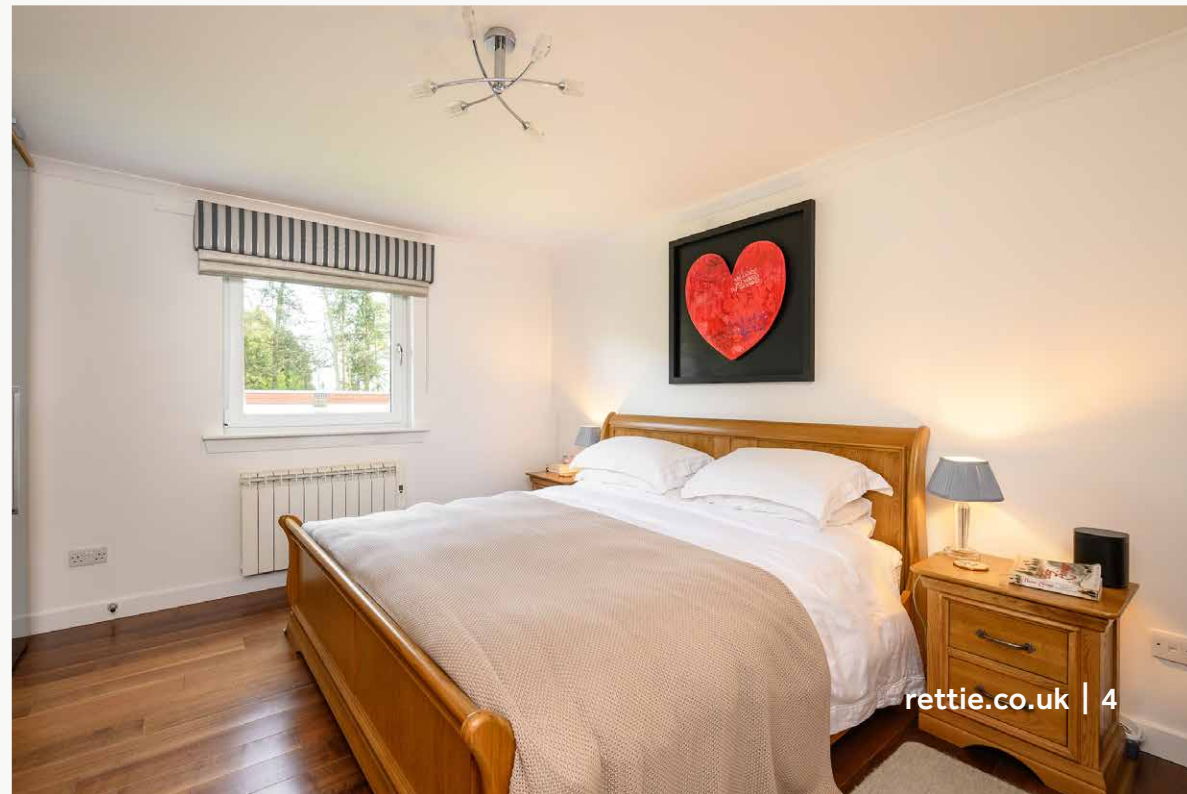
Locally, Auchterarder is a small town with an attractive mix of retailers, restaurants and coffee shops as well as Primary and Secondary Schools set in a community campus, with excellent private schools nearby. Further services and retail opportunities are available in Perth, Bridge of Allan and Stirling. Edinburgh and Glasgow city centres are each about an hour's drive away.

The locality enjoys excellent communication links. The nearby A9 dual carriageway links to Perth, the North of Scotland and Stirling. From Stirling, the M9/M876/M8 connects with Glasgow and most of the remainder of the Western Central Belt. The M90 also continues to Edinburgh from the A9 from Perth. Both Edinburgh and Glasgow Airports can be reached in about an hour's drive, outwith rush hour times. Gleneagles also has a Railway Station with services to Edinburgh, Glasgow and London.

General Description

58 Guthrie Court is an attractively situated ground floor flat located at the far end of Guthrie Court. The apartment is finished to an exceptionally high standard throughout with contemporary design that includes walnut style oak flooring, a modern kitchen, luxury bathroom fixtures and is complimented by contemporary decorative finishes.

A solid front door opens into the welcoming, semi-open plan Entrance Hall. From the hall an opening provides access to the principal reception room which is an open plan living / dining room. The room is flooded with natural light via large windows and a patio door with working shutters that opens onto the balcony with views over the neighbouring lawns and wooded areas which are often inhabited by deer and red squirrels. There is ample room for a dining table along with a spacious seating area.



The kitchen is situated adjacent to the living room and is delightfully finished with a series of traditionally finished wood style units complimented with a white granite work surface and a tiled splashback. There is a comprehensive range of integrated units which include a Bosch four ring electric hob with extractor fan above, oven, fridge freezer, Franke stainless-steel sink with draining area, dishwasher and Beko washing/drying machine.

Accessed off the entrance hall is the principal bedroom, which is well-proportioned with large built-in wardrobes and a recess for a television. The bedroom benefits from the continuation of the walnut style flooring. The tastefully finished en-suite shower room comprises of a white suite including a WC with hidden cistern, large walk-in shower cabinet, wash hand basin with storage, mirror fronted cabinet and a heated towel rail. The second and third bedroom also benefit from built-in wardrobes and bedroom 3 enjoys an attractive outlook over the garden grounds and wooded area beyond.

The family bathroom is also finished to a high standard and includes a bath unit with shower over, wash hand basin with storage below, WC with hidden cistern and a heated towel rail. There is a mirrored wall mounted cabinet, display shelf and tiling to the walls.

Exterior

There is a secure single garage. The communal gardens surrounding Guthrie Court are maintained to a very high standard and are predominately laid to lawn with well stocked beds which provide year-round colour and interest and bordered by mature trees.

GENERAL REMARKS AND INFORMATION

Please note that the photograph of the garage was taken in 2022.

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 1SD. Directions

From A9 follow the signs for the Gleneagles Hotel. Pass the Principal Entrance to the Hotel and, on reaching the small roundabout, turn left. After a short distance, the entrance to Guthrie Court can be found on the left-hand side.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains electricity and water. Electric heating. Drainage to the Gleneagles Hotel private drainage plant.

Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 515 000.



Burdens

Council Tax – Band F

There is also an annual charge for the maintenance of the common parts (approximately £2,000 per annum). The factoring company is Trinity Factors.

EPC Rating

Band E.

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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, www.zoopla.co.uk www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com, RettieTownandCountry, Twitter.com, RettieandCo, Instagram and LinkedIn.

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.

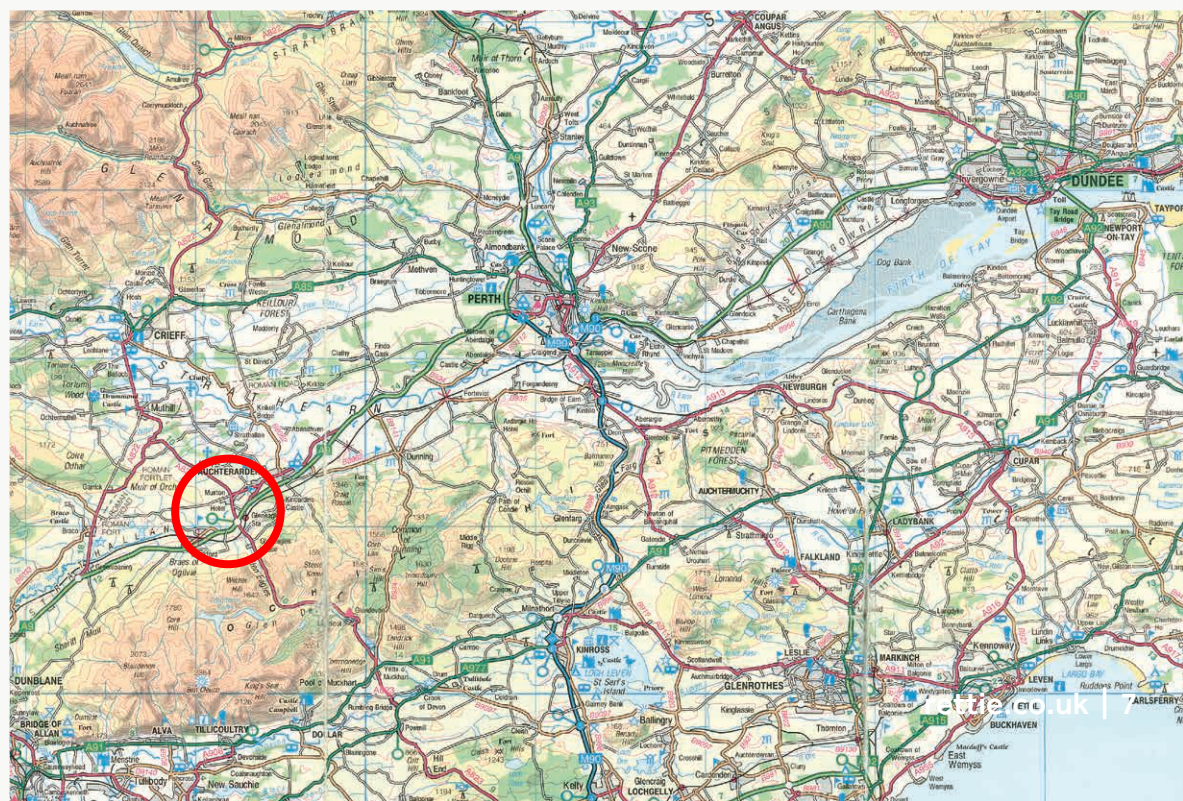
Misrepresentations

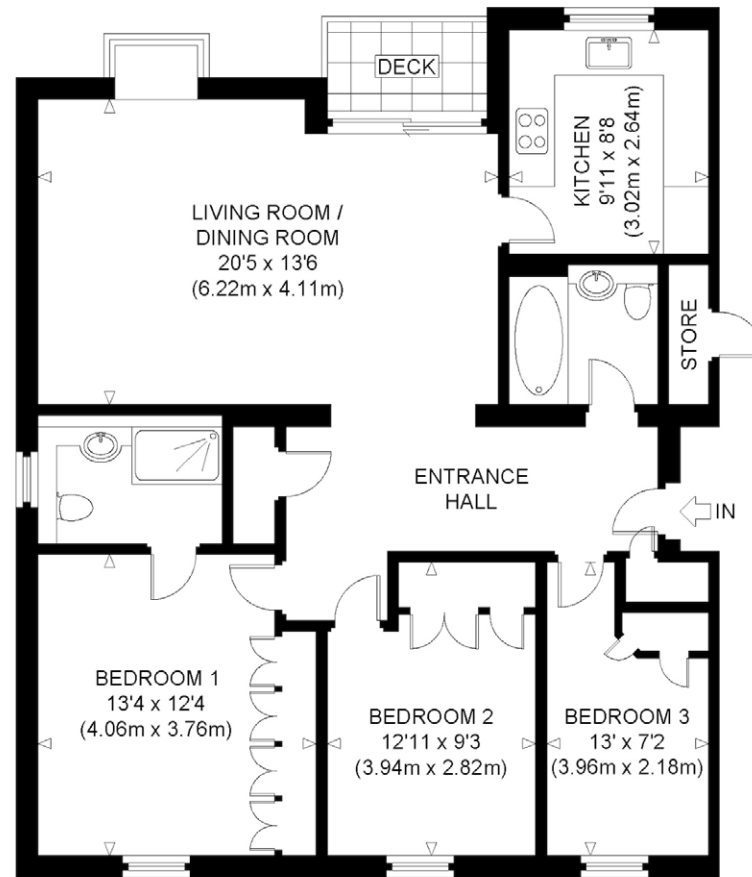
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s)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









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1003 SQ FT / 93.2 SQ M

GUTHRIE COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1003 SQ FT / 93.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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