



DRUMMOND COTTAGE

Muirton, Auchterarder, PH3 1ND



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A delightful cottage with quintessential charm which provides bright and spacious living accommodation, with private garden ground positioned in a favoured location close to Gleneagles Hotel.

Summary of Accommodation:

Ground Floor:

Entrance Porch, Entrance Hall, Dining Room, Living Room, Kitchen, Double Bedroom 3/Study, Bathroom, Principal Bedroom with en-suite Shower Room, Double Bedroom 2 with dressing room.

Exterior:

Established gardens of notable colour and diversity. Patio terrace. Garden Shed. Outhouse.

Private driveway. Integral Garage.
For sale as a Whole.



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SITUATION

Drummond 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, 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

Drummond Cottage is a bright and spacious detached house situated on a large private plot with generous garden ground. The property has been sympathetically extended 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 gravel driveway, providing car parking and access to the integral garage. The main entrance into the house is via a decorative part glazed door which opens to the Entrance Porch with coat hooks. An inner part glazed door opens to the Entrance Hall which is a welcoming space giving access to the full accommodation which is set across one level.



Accessed off the hallway is the Dining Room, which lends itself to opulent formal entertaining and is exceptionally well proportioned. The Dining Room is a handsome formal reception space and benefits from a dual aspect. The fireplace with ornate timber mantle and stone surround provides a heartening focal point. An opening provides access to the Living Room which is flooded with natural light via the large patio door and provides a charming outlook over the rear garden. A notable feature of this room is the log burner with stone surround.

Adjacent is the Kitchen with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an Esse (disconnected) oven with induction hob and extractor fan above, integrated fridge, Technik dishwasher, stainless steel sink and drainer and a pull-out pantry. A part glazed door opens to the Utility Room with worktop and integrated storage units. Glazed patio doors open to the rear garden. An inner door provides access to the integral garage with electric light and power.

Accessed off the Entrance Hall is Double Bedroom 3/Study with large, glazed windows and shelving units. Along the hall is the Bathroom with bath unit and shower over, WC, wash hand basin with storage units below and vanity mirror above, wall mounted towel rail and ceiling spotlights.

A rear corridor provides access to the Principal Bedroom Suite and Double Bedroom 2 with a dressing area. The Principal Bedroom with en-suite Shower Room is sumptuously proportioned with built-in wardrobes. Natural light emanates via the large, glazed window which provides a wonderful outlook over the rear garden. The en-suite Shower Room is a good size with walk-in shower cabinet, WC, wash hand basin with storage units below and vanity mirror above, wall mounted towel rail and ceiling spotlights.

Neighbouring is Double Bedroom 2 which is generously proportioned with a built-in wardrobe and a large, glazed window. Adjoining is the dressing area with built-in wardrobes and a glazed window.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, patio doors and part glazed doors all maximising natural light and views overlooking the garden grounds.



GARDEN

The garden surrounds the house attractively and is predominantly laid to lawn. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. There are established borders and beds with numerous spring bulbs, which provide year-round colour and interest. There is an area of lawn to the front of the property, bounded by a traditional stone wall.

A stone pathway leads to the garden shed with electric light and power and there is a patio area to the rear of the house which is an ideal space for al fresco dining in the warmer months.

There is an integral garage with electric light and power and 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 F

EPC Rating - Band F

Tenure

Freehold

Services

Mains electricity and water. Oil fired central Heating. Drainage to a private septic tank. Gas has only been laid outside the kitchen window.

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.rightmove.co.uk, and 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:

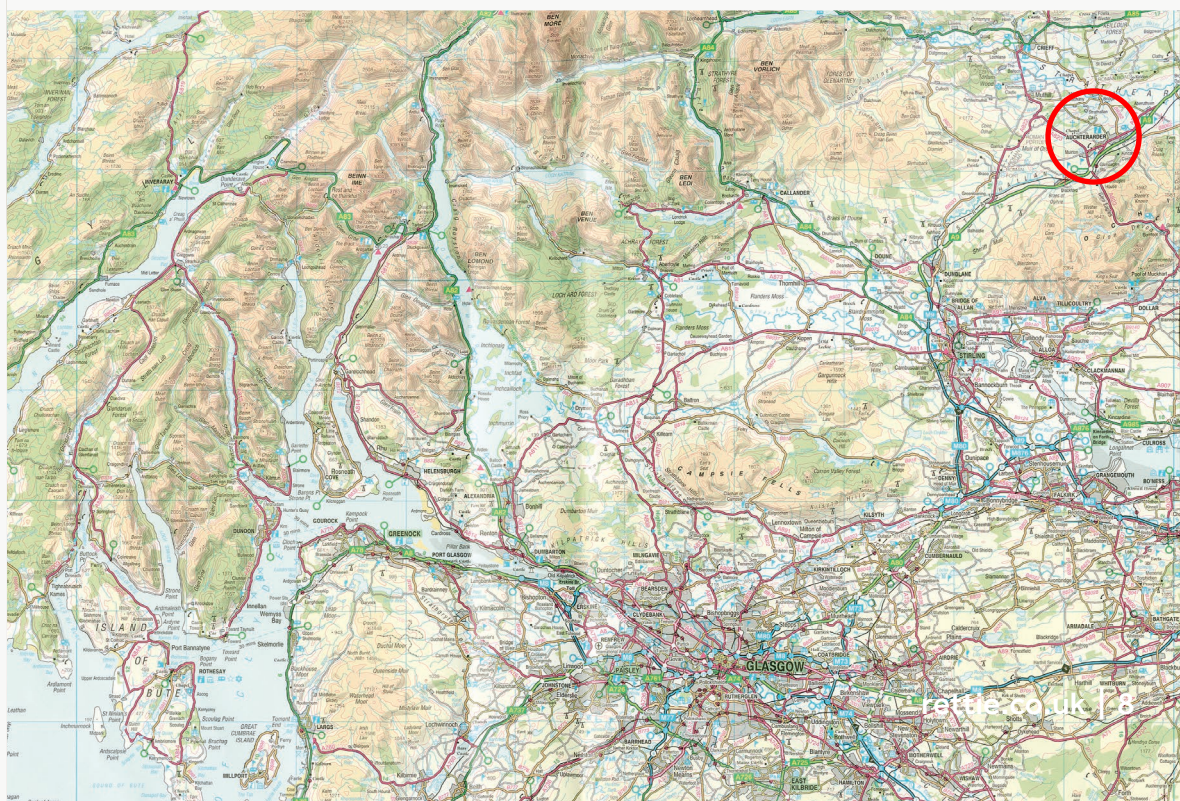
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

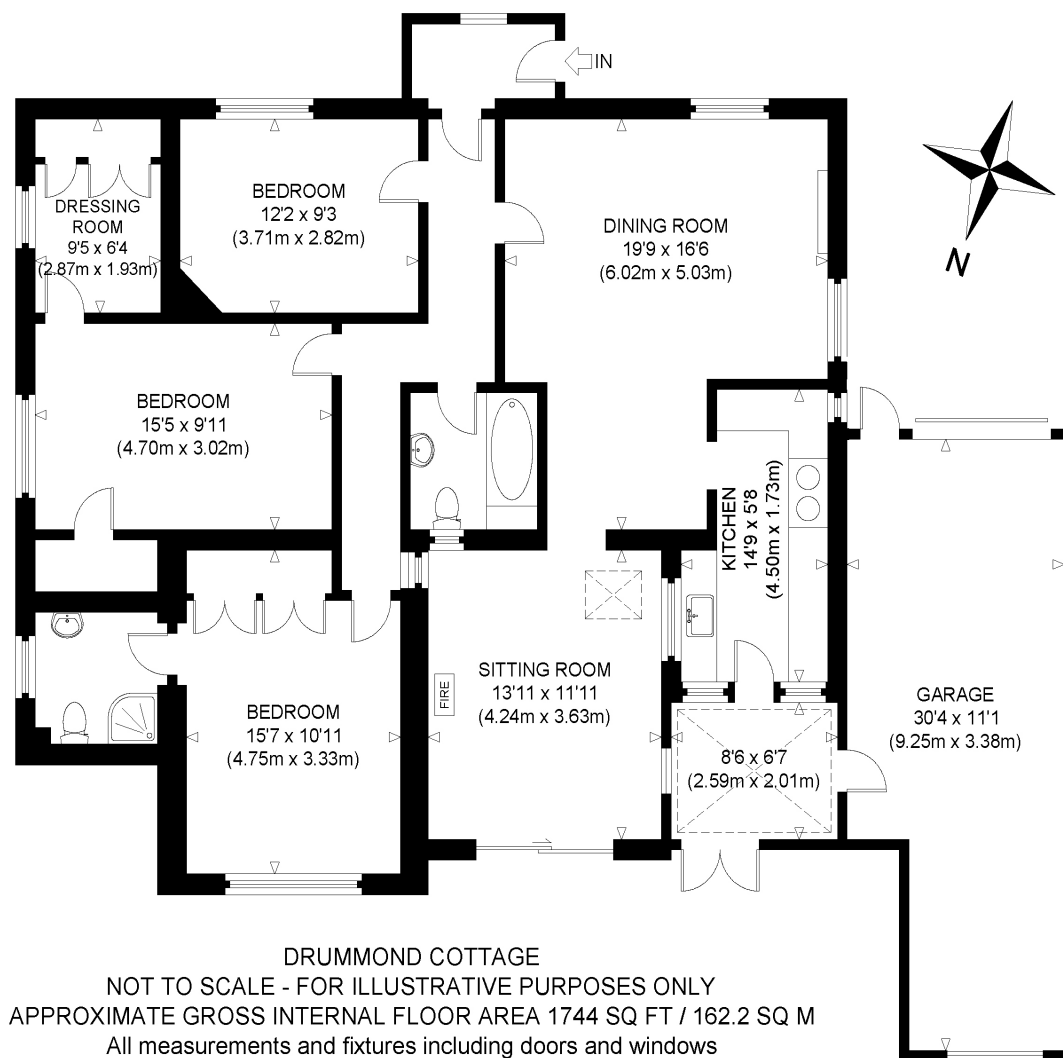
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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









DRUMMOND COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1744 SQ FT / 162.2 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 1744 SQ FT / 162.2 SQ M

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RETTIE

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