



2 GLAMIS COURT

Gleneagles Village, Auchterarder PH3 1SQ



2 GLAMIS COURT GLENEAGLES VILLAGE, AUCHTERARDER PH3 1SQ

Superbly refurbished and upgraded south facing apartment 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)

Summary of Accommodation:

Entrance Hall, open plan Dining Kitchen/Sitting Room, Principal Bedroom with en-suite Shower Room, Double Bedroom 2, Double Bedroom 3, Double Bedroom 4/Study, Shower Room.

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

Presented in immaculate order as a spacious and superior upgraded four bedroomed flat.

Extensive communal gardens.

Within two minutes' walk of the main Hotel entrance.





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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. 2 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, 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

2 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 upgraded in recent years. The principal improvements include:

- New window units throughout.
- New Eco boiler
- New wiring installation
- New kitchen fitted
- Redecoration throughout.
- General upgrading of the shower rooms.

2 Glamis Court is an attractively situated first floor flat. The apartment is finished to an exceptionally high standard throughout with contemporary design that includes a modern kitchen, luxury shower room fixtures and is complimented by contemporary decorative finishes.

A security door provides access to the common stairwell. Stairs rise to the first floor where a solid door opens into the Entrance Hall with recessed cloaks cupboard. The hall is a welcoming space flooded with natural light. A timber door with glazed panel opens to the stylish Dining Kitchen, open plan to the Sitting Room. Natural light emanates from a series of windows providing a charming outlook over the communal garden grounds. The dining area with dual windows provides ample room for a dining table, an ideal entertaining space.

An opening provides access to the kitchen which has an extensive range of contemporary floor and wall mounted kitchen units with work surfaces and brushed stainless steel splashback. There is a comprehensive range of integrated units which include NEFF induction hob with extractor fan above, integrated fridge and freezer, integrated dishwasher, pantry cupboard, NEFF double oven and wash hand basin with draining area.

Accessed off the hall, to the rear of the flat is the Principal Bedroom with en-suite Shower Room. The bedroom is sumptuously proportioned with a series of windows and built in wardrobes. There is a separate storage cupboard with hanging rail. The en-suite Shower Room has a walk-in shower cabinet, WC, wash hand basin with integrated storage drawers below and mirrored vanity unit above, wall mounted storage units, glass shelf, heated wall mounted towel rail and ceiling spotlights.

There are two further Double Bedrooms both with built-in wardrobes and Bedroom 4/ Study with integrated mirrored wardrobes. The Shower Room is well proportioned with a walk-in shower cabinet, wash hand basin with integrated drawers below and mirrored vanity unit above, WC and heated wall mounted towel rail.

Completing the accommodation is a large pantry cupboard with ample shelving and a linen cupboard housing the hot water tank.





The communal grounds surrounding Glamis Court are maintained to a very high standard and are predominately laid to lawn with well stocked beds and bordered by mature trees.

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.

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

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

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.
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.

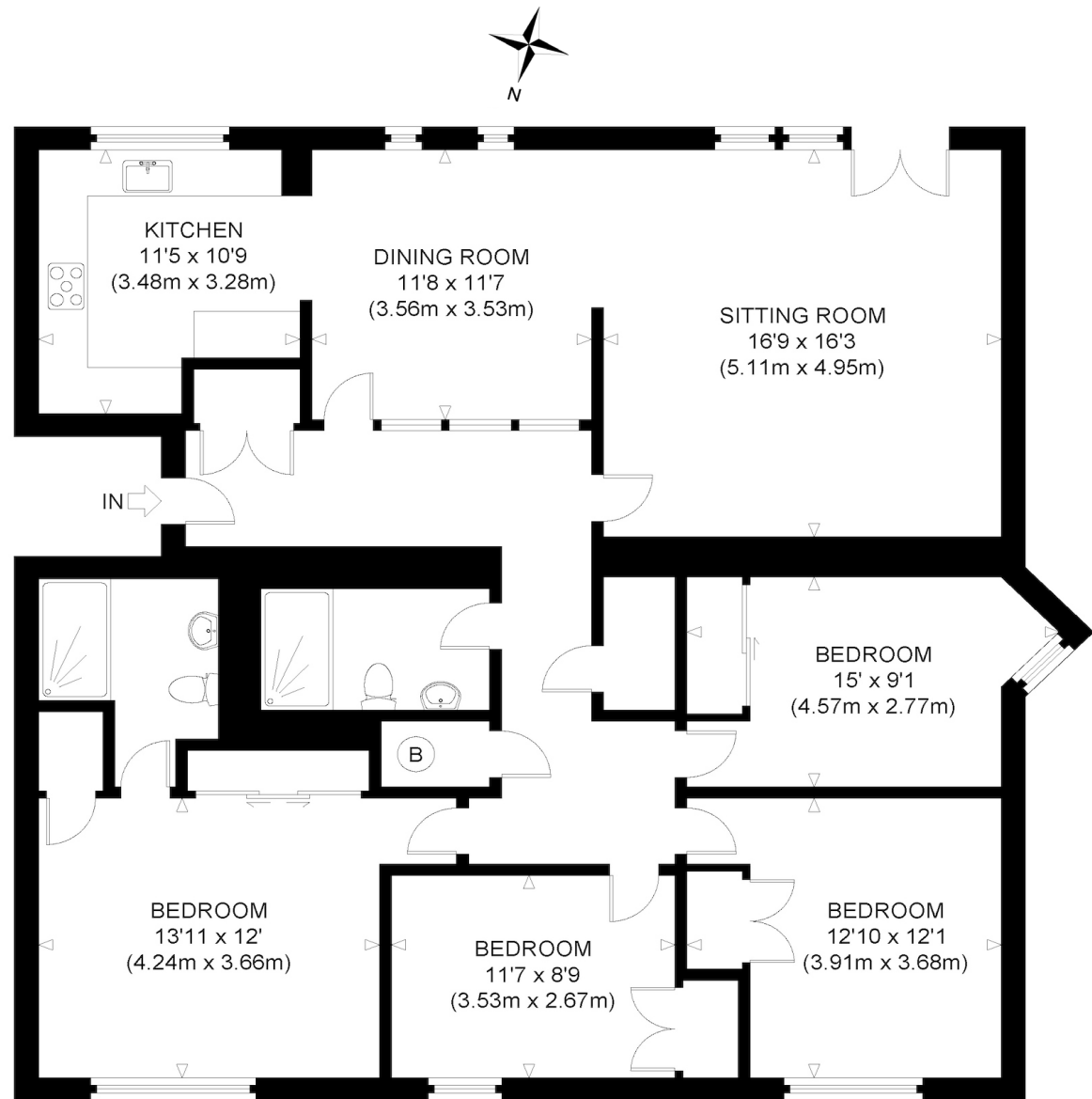
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RETTIE

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Edinburgh
EH3 6DH



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Proof and Source of Funds/Anti Money Laundering

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