



## MACHANY COTTAGE

*Auchterarder, PH3 1NW*







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**A traditional cottage with private garden ground located a short distance from Auchterarder and the world-famous Gleneagles Hotel.**

**The cottage is situated in a rural setting amongst attractive countryside.**

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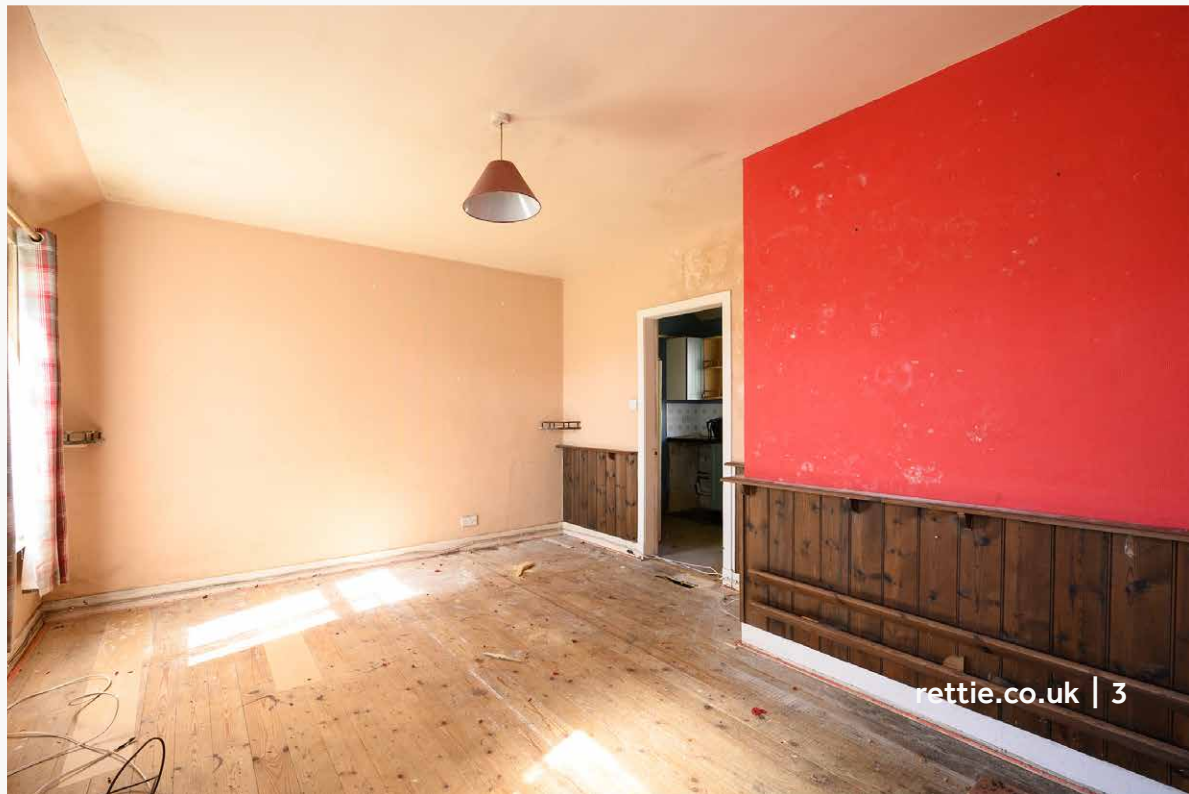
### Summary of Accommodation:

**Ground Floor:** Entrance Porch, Kitchen, Living Room, Three Bedrooms, Bathroom, Rear Porch

**Exterior:** Established and enclosed gardens with generous area of lawn.

Private driveway. Detached Garage. Timber Garden Sheds.

Fantastic views across undulating countryside.



## MACHANY COTTAGE

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### Situation

Set amidst an unspoiled landscape Machany Cottage is ensconced by neighboring farmland, situated off the minor public road approximately 4.5 miles north of Auchterarder and Gleneagles.

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).

The internationally acclaimed facilities of the Gleneagles Hotel are approximately 4.9 miles away and provides a wealth of activities which includes 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. The exquisite Cromlix House Hotel is approximately 11 miles away and provides an abundance of activities including falconry, clay pigeon shooting, croquet, and tennis as well as fine dining and spa experiences.

The Trossachs, which include several Munros and Corbetts are a short drive away, boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing.

### General Description

Machany Cottage is detached house situated on a large plot with generous garden ground. The property has well-proportioned accommodation that offers flexibility of use, however, needs significant upgrading and modernisation.

Accessed off the minor road, the cottage is approached through a timber gate which opens out into a private gravel driveway, providing car parking and access to the garage. The main entrance into the house is via timber door which opens to the Entrance Porch. The accommodation is set across one level.





An inner door opens to the Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless-steel sink and draining area. There are two large pantry cupboards providing useful storage.

Accessed off the Kitchen is the Living Room which is flooded with natural light via the dual windows which provides a wonderful outlook over the surrounding farmland. An opening provides access to the Hallway with coat hooks and gives access to the Bathroom and three Bedrooms. A door opens to the Rear Porch giving access to the garden.

#### GARDEN

Machany Cottage is situated on a generous plot with splendid views across undulating countryside. The garden surrounds the house attractively and is predominantly laid to lawn, bounded by timer fencing.

There is a small driveway to the rear of the house which provides access to the detached Garage with corrugated iron roof and timber double doors.

Adjacent to the house, a pathway provides access to the timber garden sheds which provide useful storage space for garden machinery.

#### 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 1NW

##### Fixtures and Fittings

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

##### Classifications

Council Tax - Band E  
EPC Rating - Band G

##### Tenure

Freehold

##### Services

Mains electricity. Private water supply. No heating system. Hot water cylinder. Drainage to a private septic tank.

##### 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](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

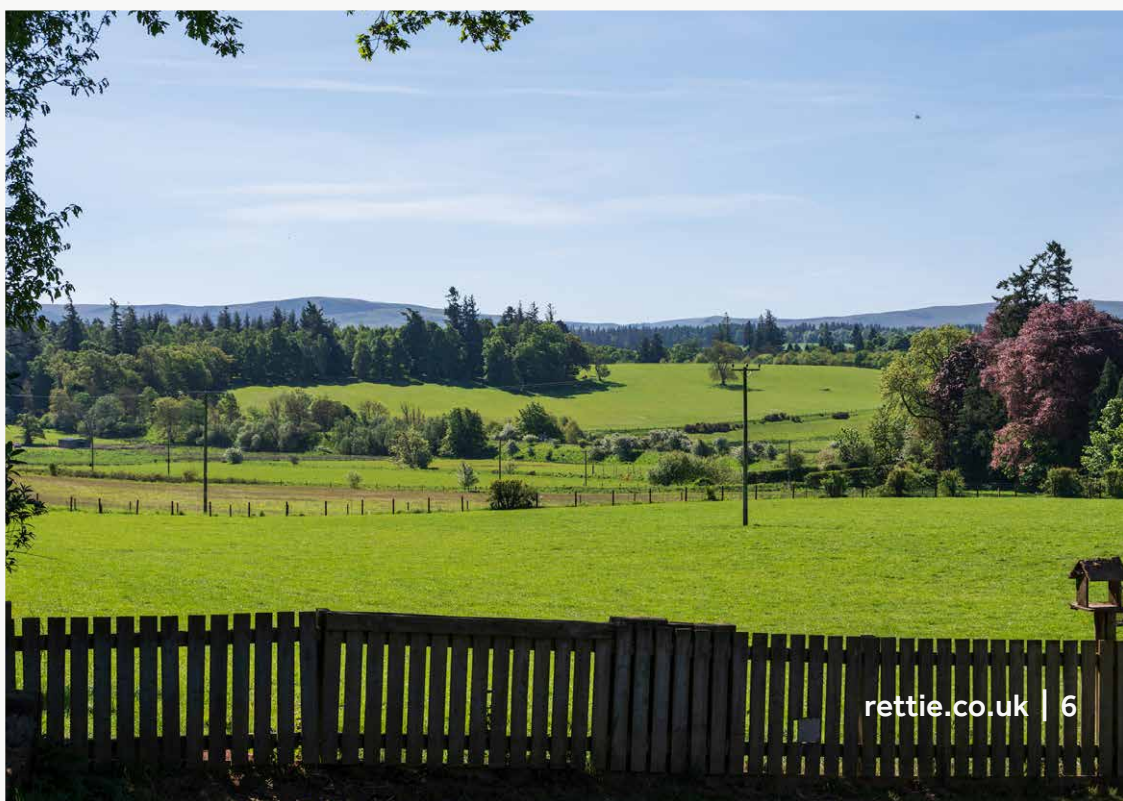
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

##### Home Report

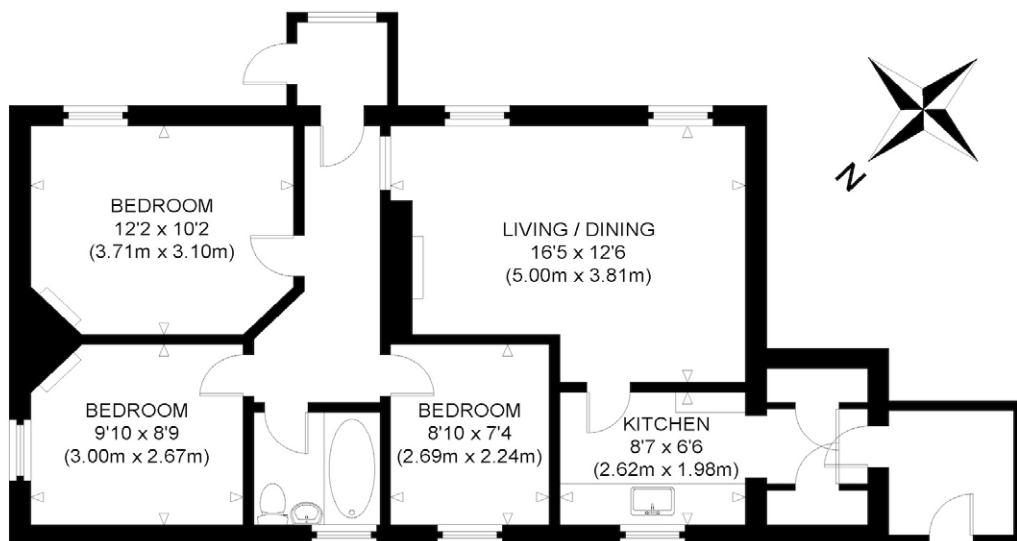
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.



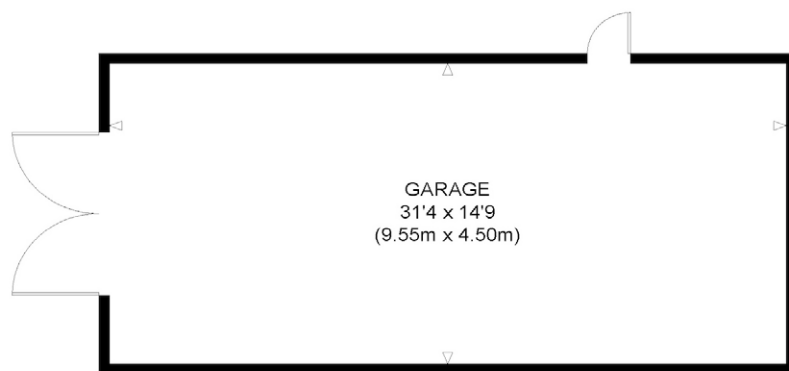








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 753 SQ FT / 70.0 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 462 SQ FT / 43.0 SQ M

**MACHANY COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 753 SQ FT / 70.0 SQ M  
EXTERNAL OUTBUILDING FLOOR AREA 462 SQ FT / 43.0 SQ M  
TOTAL COMBINED FLOOR AREA 1215 SQ FT / 112.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### 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

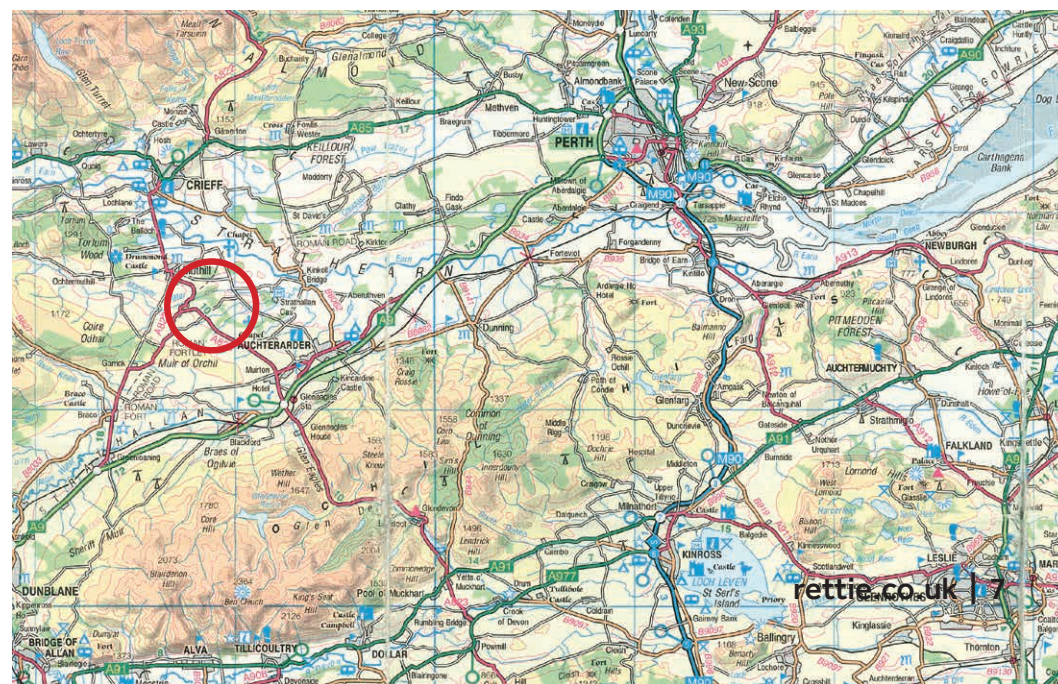
guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has 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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