



**OLEANDER**

*15A Orchil Crescent, Auchterarder, PH3 1NA*







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A statement contemporary home, providing approximately 4390 sq. ft. of immaculately presented accommodation, distinguished by its standout plot and far-reaching views over Auchterarder Golf Course to the Ochil Hills.

Oleander is located within 1.5 miles of the internationally renowned Gleneagles Hotel Resort.

### Accommodation

#### Ground Floor

Entrance Vestibule, Hall, Living Room, Dining Room, open-plan Kitchen/Breakfast/Dining Room and Garden Room, Family Room, Home Office, Utility Room, Shower Room, and Cloakroom/WC.

#### First Floor

Landing, Principal Bedroom Suite with Dressing Room and Shower Room, Three Double Bedrooms with ensuite Shower Rooms, Double Bedroom 5, Double Bedroom 6/Study and Family Bathroom. Eaves Store.

#### Exterior

Superb, professionally landscaped plot extending to approx. 0.9 acres. Garden lawn framed by wonderful herbaceous borders, planted to provide year-round colour and interest.

Ornamental pond and kitchen garden area with a greenhouse. Sweeping decked veranda and a sandstone patio terrace with southerly and westerly aspects.

Electrically operated, gated entrance and gravel driveway, providing extensive car parking and turning space, and a detached triple garage and workshop area with an internal Gardener's WC and floored attic, which has been designed to provide scope for conversion to form ancillary accommodation, subject to acquiring the necessary warrants and consents.









### Situation

Ensconced within its own private and established plot, Oleander occupies an enviable position on the edge of the highly regarded Auchterarder Golf Course, with fine, far-reaching views to the South and West across the manicured course and towards the scenic Ochil Hills.

Orchil Crescent is one of a select number of sought-after residential streets positioned off Orchil Road – the principal link between the Southern Perthshire town of Auchterarder and the prestigious Gleneagles Hotel Resort and Village. Oleander is less than 1.5 miles from the entrance gates of the hotel and under a mile from Auchterarder's High Street.

Gleneagles Hotel, 'The Glorious Playground', is an internationally renowned hotel, spa and golf resort, which offers an acclaimed array of attractions including a trio of championship golf courses, an award winning spa and the first restaurant in Scotland to hold two Michelin Stars. Amongst the wealth of facilities, the resort also provides a luxury Leisure Club; an Equestrian School; a Shooting School; a Golf Academy and Practice Range; Tennis Courts; a Falconry and excellent children's facilities.

The town of Auchterarder has a High Street with an eclectic mix of independent shops, restaurants and cafes, as well as a supermarket, convenience stores, a medical practice, dentist, optician and professional services. Nursery, Primary and Secondary Schools are available within an upgraded community campus.

Perthshire is notable for hosting some of Scotland's best-known independent schools, including Glenalmond College, Strathallan School and Morrisons Academy, Ardvreck and Craigclowan Preparatory Schools. Dollar Academy, in neighbouring Clackmannanshire, has dedicated coach services with stops in Auchterarder.

Southern Perthshire and the Ochil Hills provide many hill walking and cycling opportunities amidst scenic countryside and a great many outdoor recreational pastimes and country sports.

The locality's popularity as a residential district is underpinned by its convenient location and superb commuting links 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, Glasgow, Edinburgh and Inverness. There is also a direct service to London, along with the Caledonian Sleeper service.













### General Description

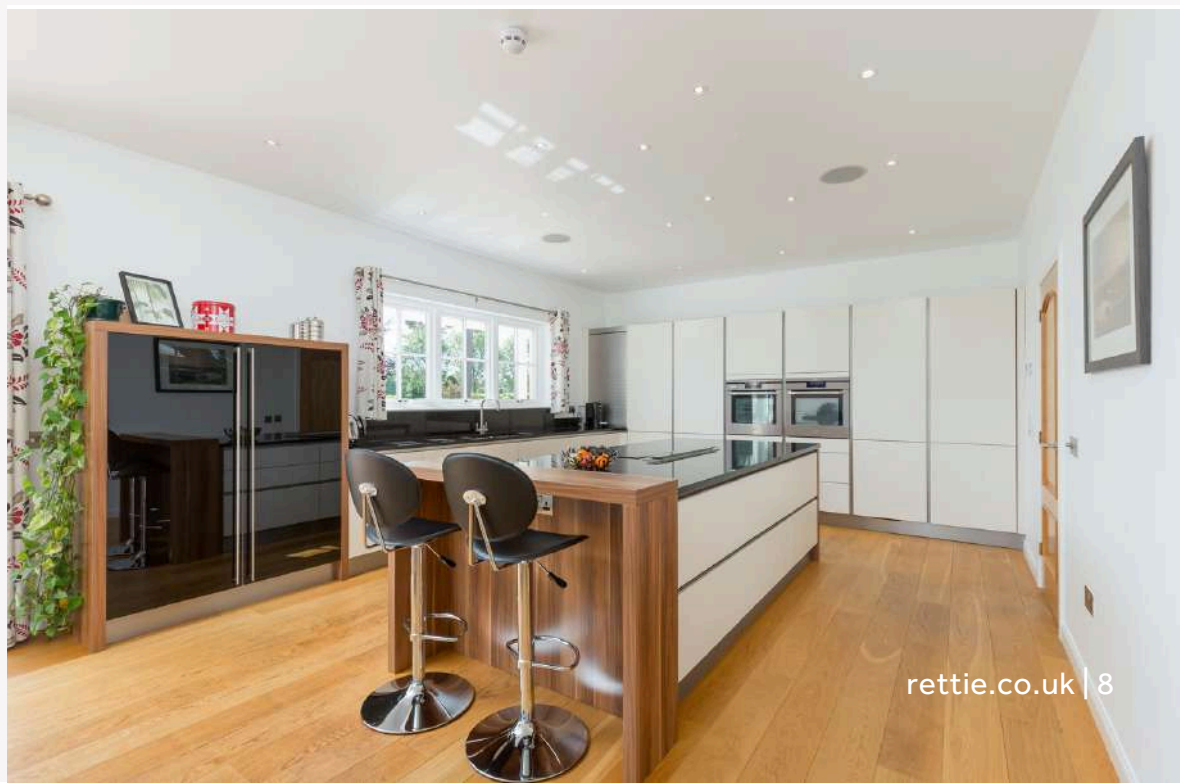
Oleander is a fine example of a high-calibre contemporary home, which affords well-crafted and impeccably presented family living accommodation. Designed by the highly regarded Perthshire architectural firm, The James Denholm Partnership, this bespoke house was built to meet an exacting and elevated standard of specification and was completed in 2010.

Borrowing from traditional Scottish vernacular, the exterior of the house has a timeless aesthetic - its classic harled façade set beneath a slate roof and enhanced by striking dressed sandstone gables. On approach, the stature and style of the principal elevation impresses a true sense of arrival, with double entrance doors and a delightful Palladian-style window.

Internally, Oleander provides approximately 4390 sq ft. of light-filled accommodation, which superbly aligns with modern lifestyle trends by incorporating the open-plan living space so desired by contemporary households. Notably, the proportions of the rooms are of a scale rarely found in modern homes, and interior architecture has been used to great effect to achieve a contemporary splendour. The open-plan kitchen/breakfast/dining room extends into the neighbouring garden room, creating a light and airy space measuring approximately 13 meters in length, while the statement hall is set beneath an elegant galleried landing.

The beautifully presented interior features a well-coordinated collection of quality finishes, including the impressive oak staircase, engineered French Oak flooring and Spanish Oak veneered doors, plush neutral carpeting, luxury porcelain bathroom tiling and Star Galaxy granite work surfaces. The attention to detail employed in its specification is extensive, from the polished limestone fireplace and the Sonos surround sound system with integrated ceiling speakers, to the lighting design - the latter accenting the accommodation with a thoughtful mix of contemporary downlighting, wall sconces, and statement pendants.

In addition, the house is appointed with an array of fixtures to afford modern convenience and comfort, including an underfloor heating system across the ground floor, TV points, Cat 6 cabling and quality double glazing, as well as a remarkable volume of inbuilt storage.









## Interior

Beyond the threshold, the main entrance opens into a generously proportioned entrance vestibule with twin cloaks cupboards. A door inset with a glass panel and flanked by tall glass panes, opens into the statement hall, which is governed by a double-height, vaulted ceiling and an impressive, wide staircase and galleried landing above. The hall showcases the Palladian-style window, which supplies an abundance of natural light, and the beautiful crystal chandelier suspended from the ceiling. Glazed double doors provide access to the formal dining room, and enhancing this feeling of space is the lovely view of the back garden visible from the front door.

Oleander's handsomely sized reception rooms with their high ceilings are inherently versatile and provide a balance of formal public rooms and sociable spaces for effortless and relaxed contemporary living.

The living room is a sumptuously proportioned, triple aspect reception space and features a splendid, floor-to-ceiling window to the southwest framing a wonderful outlook over the garden, as well as a glass door providing access out to the veranda. A living flame gas fireplace, with a polished limestone mantelpiece and surround, provides a splendid centrepiece to the room. The dining room easily accommodates a formal dining suite, as well as sideboards or cabinets, and shares in the delightful outlook over the verdant garden via another floor-to-ceiling picture window to the southwest.

Ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, the vast open-plan kitchen/breakfast/dining room and adjoining garden room at Oleander functions as a free-flowing, multipurpose living space and interconnects with the neighbouring family room via a set of double doors. Both the dining area and the garden room are designed to encourage in-out living, with glass doors out to the expansive veranda. The optimal spot for alfresco dining and entertaining, the stylish veranda's sheltered terrace is appointed with external lighting and Sonos speakers.

The contemporary kitchen features a generous range of sleek, handleless wall and floor units, set around a statement island unit – all accented by luxe, Star Galaxy black granite work surfaces. Designed to offer aesthetic appeal without compromising on practical function, the kitchen includes a generous range of high-end modern integrated appliances, including a pyrolytic oven, a steam oven, an induction hob with a discrete downdraft extractor fan, a dishwasher, and separate full-height fridge and freezer. There is also a one and a half basin sink positioned beneath a triple window with a view over the garden. The central island unit provides a great surface area for culinary preparation and incorporates a breakfast bar for informal dining.







The garden room has a modern elegance with a dramatic, vaulted ceiling and is flooded with natural light by a pair of Velux roof windows and a series of windows to the southeast and southwest. It is a spacious, peaceful room and is the ideal spot for year-round enjoyment of the house's glorious setting, beautiful views, splendid sunsets and clear night skies.

Accessed via a set of double doors from the kitchen's dining area, the family room provides another flexible reception space. It has a large tripartite window with a private view over the front of the property and a deep storage cupboard. It can easily be imagined as an additional sitting room, playroom, games or hobby room.

Leading from the garden room is a practical utility room which is fitted with further wall and floor units, a sink and draining board and space for white goods. It also has a deep cupboard housing the gas boiler with space for drying clothes and a deep storage cupboard. The neatly presented room serves as a secondary, day-to-day entrance into the house via an exterior door from the driveway.

There is an adjoining ground floor shower room with classic wall and floor tiling, a Mira Sport shower in a corner enclosure, a WC, and a pedestal wash hand basin.

Returning to the main hall, there is a traditional cloakroom with a pedestal wash hand basin and a WC and is decorated with quality limestone effect floor tiling, mosaic tiling to dado height and a relief of designer wallpaper. There are also three inbuilt cupboards in the hall, including a deep understairs cupboard.

On the first floor, the bright and spacious galleried landing and upper hall give access to the home's six double bedrooms.



The Principal Bedroom Suite is a highlight of the accommodation at Oleander, with ample space for a dressing table and occasional furniture, with a triple picture window framing an exceptional elevated outlook over the garden and neighbouring golf course towards the scenic Ochil Hills. It has been designed with a sense of sanctuary in mind – arranged in a suite with both an ergonomically fitted dressing room and a spacious shower room. The latter is tastefully finished with neutral quality wall and floor tiling and has vanity units with twin wash hand basins set into a Corian surface beneath mirrors with integral lighting; a WC with a hidden cistern; further fitted storage units and shelves; a heated towel rail and a shower in a corner enclosure.

There are three further en suite double bedrooms set against the south westerly elevation of the house, which share in the glorious outlook towards Glen Eagles via double windows over the garden. They are similarly immaculate in their decoration – each bedroom with blonde carpeting and two with a feature wall finished with luxury wallpaper. All are well-appointed with an inbuilt wardrobe and a timeless ensuite with a shower, a WC, a heated towel rail, a wash hand basin, and quality tiling. Of these, Double Bedroom 2 has fixed ladder access to the large floored and lit Storage Attic above. The en suite of Double Bedroom 4 also has a cupboard door providing access to a useful floored and lit eaves store.

The fifth and sixth double bedrooms both have elevated outlooks over the generous plot to the front of the house. The fifth bedroom is particularly generously proportioned, and is appointed with two sets of double fitted wardrobes. The sixth bedroom also has a double fitted wardrobe and can easily be imagined as a study or nursery.









The luxurious family Bathroom has a spa bath and hand-held shower attachment, a separate corner shower enclosure, a pedestal wash hand basin set beneath a vanity mirror, a WC, a heated towel rail, and is finished with quality wall and floor tiling in two complimentary colours.

## Exterior

Oleander is set in an attractive plot of a quality and size rarely found in contemporary properties in residential areas, extending to approximately 0.9 acres. Bounded by tall and established hedging, the garden surrounds the house on all sides, affording it a genuine sense of privacy, and has been beautifully landscaped and planted to create an exceptional setting.

The plot is accessed via a fittingly impressive entrance, with a set of electrically operated tall, timber gates. Beyond the entrance, there is a sweeping private gravel driveway which stretches up to the house, and is framed attractively to the southeast by a stretch of garden with a lawn, deep herbaceous borders, and a mature Oak tree. The gravel area expands around the triple garage block, providing additional space for parking and turning for multiple vehicles.

The mainstay of the garden arcs around the house from the southeast to the west and has been designed and stocked with expertise and enthusiasm to create something of a horticultural haven, amidst the backdrop of the distant hills. Orientated to indulge in the splendid southerly aspect, the verdant and expansive lawn is surrounded by a stunning display of borders, stocked with a varied array of flowering shrubs, herbaceous plants and ornamental trees – selected to ensure year-round colour. An ornamental pond punctuates the lawn providing a lovely centrepiece. The garden also sustains a diverse range of native wildlife, including red squirrels, blue tits, song thrush and Oyster Catchers. A private gate allows immediate access on to the golf course where a family of roe deer is frequently seen. Notably, the south westerly elevation of the house is set apart by a generous veranda which appears to float over a superb, sandstone patio terrace stretching out from all sides. The extent of the area provides room for multiple seating areas, positioned to catch the sun at varying times of the day. To the northwest of the house there is a greenhouse and space for a kitchen garden.

The triple garage block is finished externally to align with the character of the house, with harled render and a pitched slate roof. It has three electrically operated garage doors, as well as a pedestrian entrance door, and internally it has a gardener's WC and a double storage cupboard. It also has fixed-ladder access to a large attic storage space. The garage was originally designed to allow for conversion into ancillary accommodation, subject to acquiring the necessary consents.









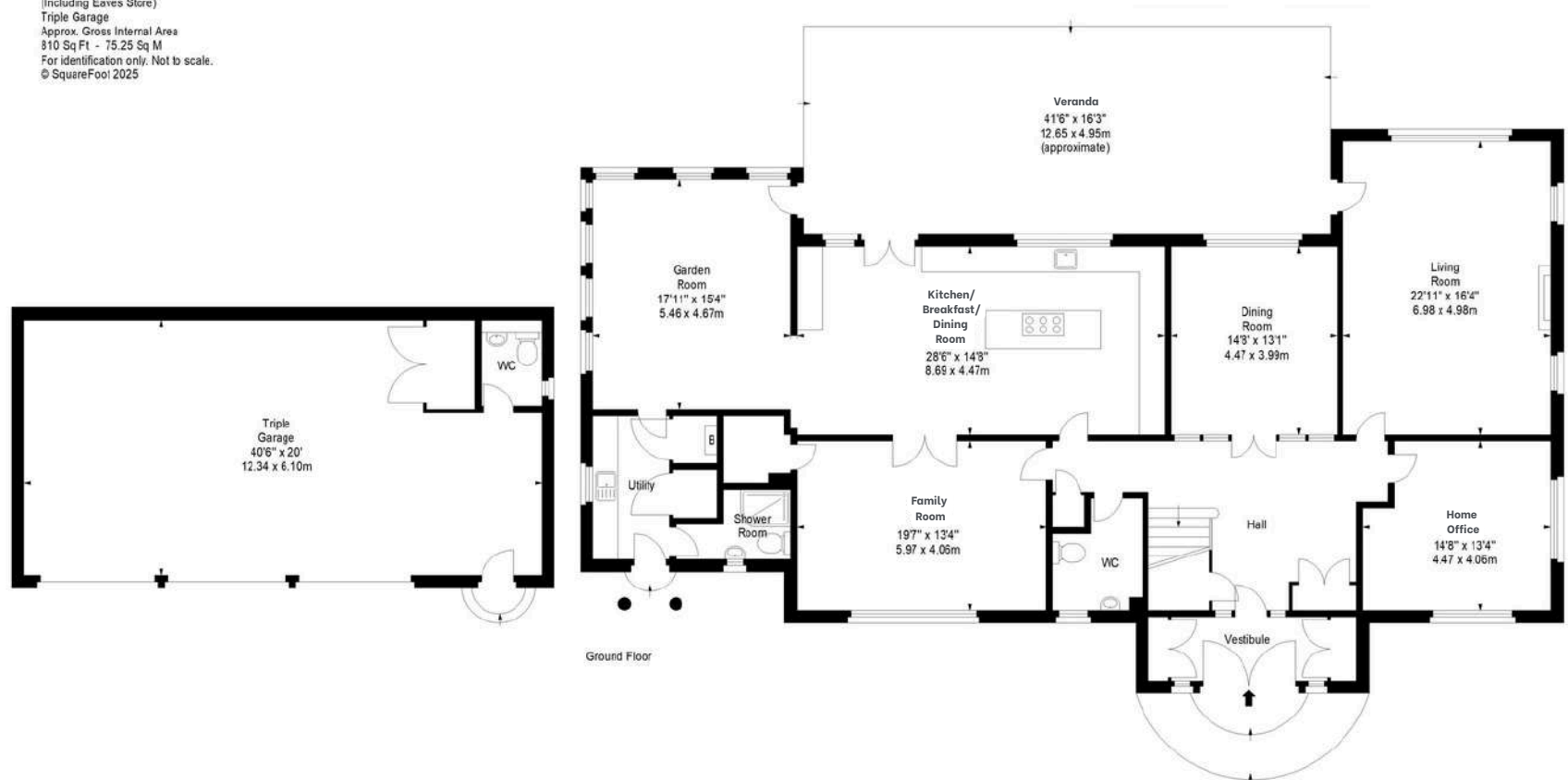




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Orchil Crescent,  
Auchterarder,  
Perth and Kinross, PH3 1NA



Approx. Gross Internal Area  
4390 Sq Ft - 407.83 Sq M  
(Including Eaves Store)  
Triple Garage  
Approx. Gross Internal Area  
810 Sq Ft - 75.25 Sq M  
For identification only. Not to scale.  
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First Floor

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## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country. 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 1NA. The WhatThreeWords for the property is; ///dries.lines.gravitate.

### Burdens

Council Tax Band – H

### Fixtures and Fittings

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

### Entry and Vacant Possession

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

### Services

Mains water, gas, electricity, and sewerage

### EPC Rating

C

### 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 Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### 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.

### 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.



#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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:

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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.

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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