



## INNES BHEAG

9 Drummond Avenue, Auchterarder, Perth and Kinross, PH3 1NX



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Perth And Kinross, PH3 1NX

**A delightful family home which provides well-proportioned and tastefully presented living accommodation, with private garden ground positioned in a favoured location close to Gleneagles Hotel.**

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Dining Kitchen, Sitting Room, Bathroom, Two Double Bedrooms, Utility Room.

**First Floor:** Principal Bedroom, Double Bedroom 4, Shower Room.

**Exterior:** Established gardens of notable colour and diversity. Large patio terrace. Private driveway. Garage.

**For Sale as a Whole**



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### Situation

9 Drummond Avenue is situated within the sought-after town of Auchterarder, close to Muirton and within walking distance of Gleneagles Hotel, the 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.

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 and Dollar and Morrisons Academies.

The locality's 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).

### Description

9 Drummond Avenue is a bright and spacious house situated on a large corner 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.



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The house is approached via a private driveway, providing car parking and access to the garage. A stone pathway leads to the main entrance into the house which is sheltered beneath an overhanging porch. A solid door opens into the welcoming Entrance Hall with natural light emanating via patio doors and floor to ceiling glass panels, providing a charming outlook over the rear garden. There is an opening to the large Kitchen which is the heart of the house. The Kitchen, which has been fitted with a generous array of kitchen units providing ample storage with hardwood worksurfaces. The units incorporate an AEG gas hob with extractor fan above, AEG oven and grill with microwave above, dishwasher and integrated fridge with separate freezer. There is an island with granite worktop and ample storage units, integrated wine holders and seating. The kitchen benefits from a large walk-in pantry. The Dining area with roof light, which is very spacious, provides an ideal space for entertaining. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living.

Double doors open to the Sitting Room, which is well proportioned with large feature window providing an attractive outlook over the front garden. There is timber flooring, ceiling spotlights and the log burner provides a heartening focal point. A door provides access to the Bathroom with WC, wash hand basin with glass shelf above, bath unit with shower over, wall mounted mirrored storage unit and heated wall mounted towel rail. There is a back door providing access to the side of the house and a storage cupboard. A part glazed inner door opens to the corridor giving access to two Double Bedrooms both with mirrored built-in wardrobes. One of the bedrooms is currently utilised as a home office. Completing the ground floor accommodation is the Utility Room which houses the boiler. There is a worktop and integrated stainless-steel sink and draining area.

From the dining area stairs rise to the First-Floor landing giving access to further Bedroom accommodation and the Shower Room. The Principal Bedroom is sumptuously proportioned with ample built-in wardrobes. The room is flooded with natural light via a series of roof lights providing a wonderful outlook over the golf course and Ochils beyond. Across the landing is Double Bedroom 4 with a large Velux window and a storage cupboard. Completing the first floor is the Shower Room with walk-in shower cabinet, WC, wash hand basin with storage drawers below, heated wall mounted towel rail and Velux window.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, Velux windows and patio doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside. The accommodation is generous and thoughtfully laid out for family living and entertaining.



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### Garden

The garden is a particular asset of the property, surrounding the house attractively. The rear garden is sheltered by trees and burgeoning shrubbery; it is something of a protected haven providing a sense of privacy and seclusion. There is a pathway running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

There is a substantial patio terrace to the rear of the house which can be accessed off the entrance hall and is an ideal entertaining space in the warmer months. The garden offers different areas for seating to capture the sun and provide different aspects of the garden.

There is an adjoining Garage with electric light and power and up and over door.

### 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 1NX

#### 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 C

#### Tenure

Freehold

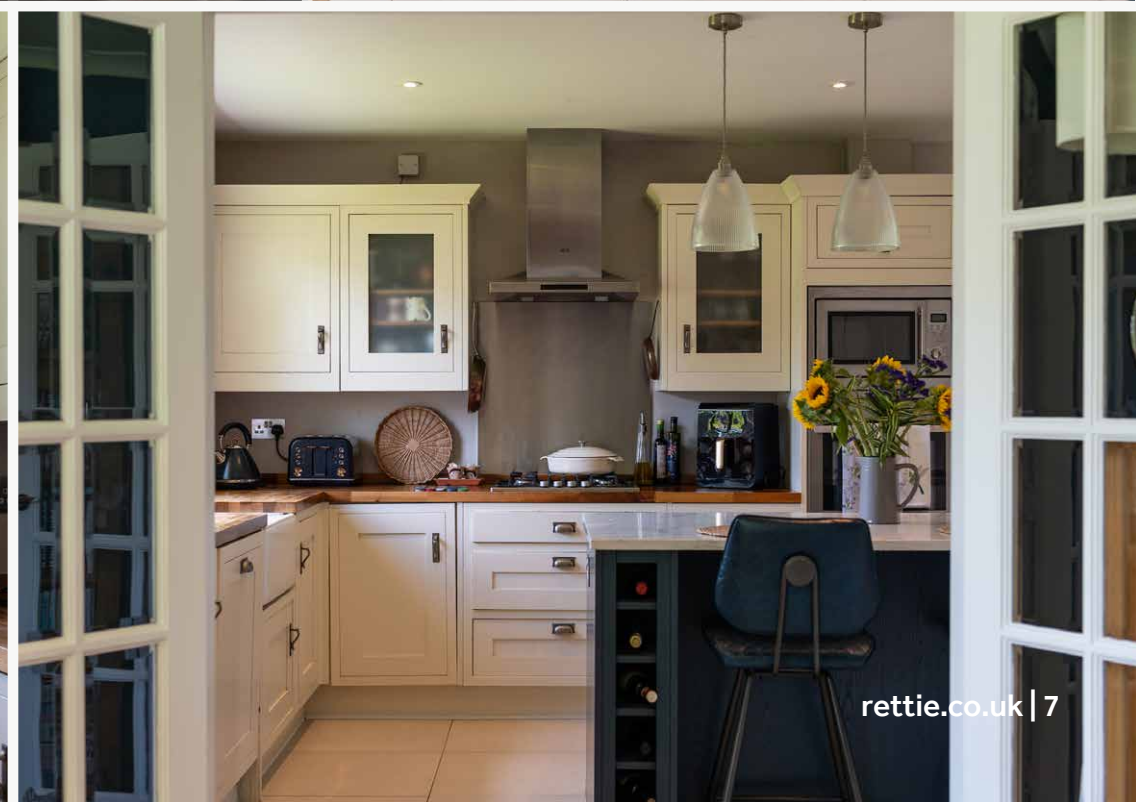
#### Services

Mains electricity, water and drainage. Gas central heating.

#### 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.









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### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites 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

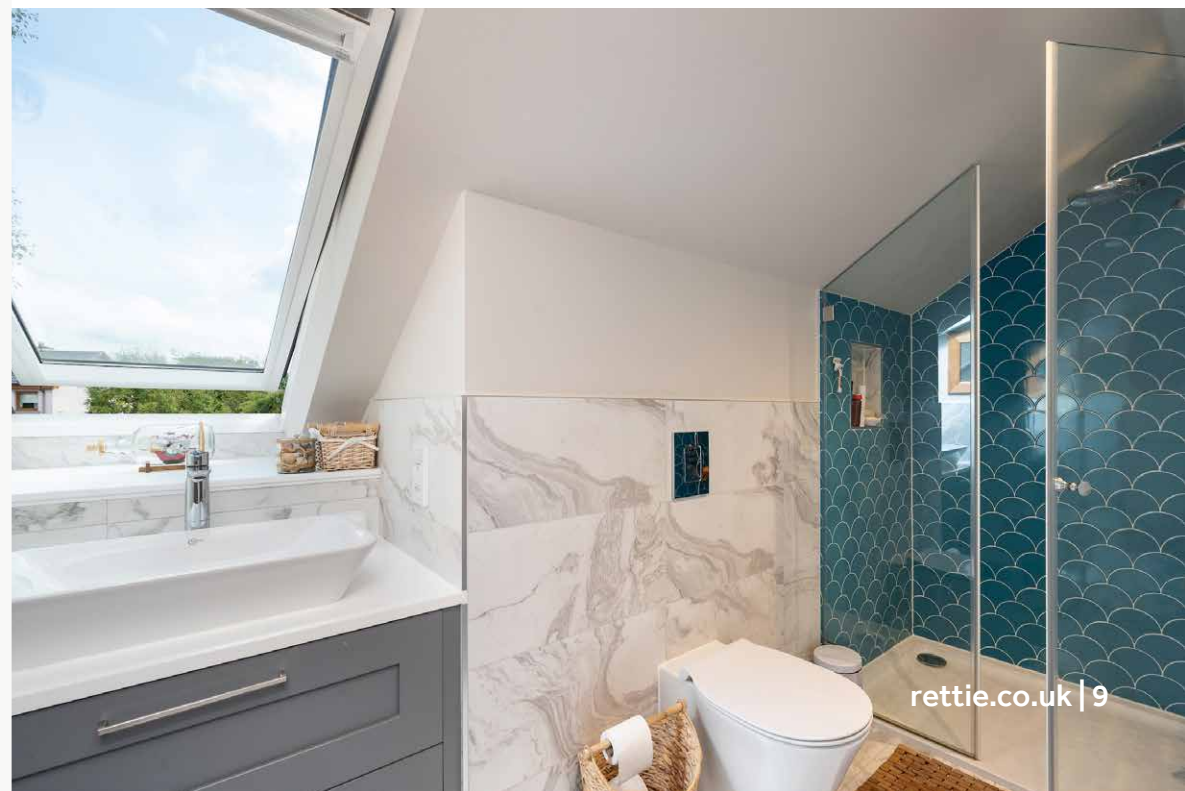
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

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

### 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.



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### 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.

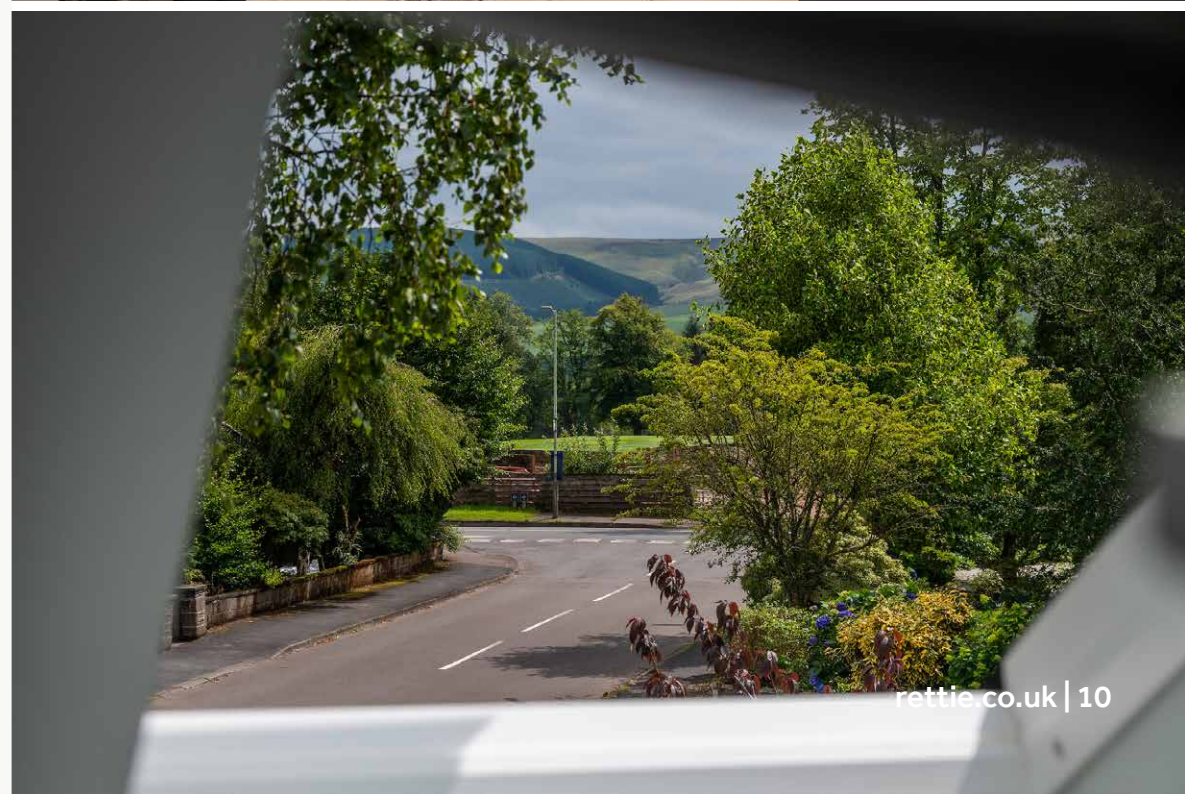
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party 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.

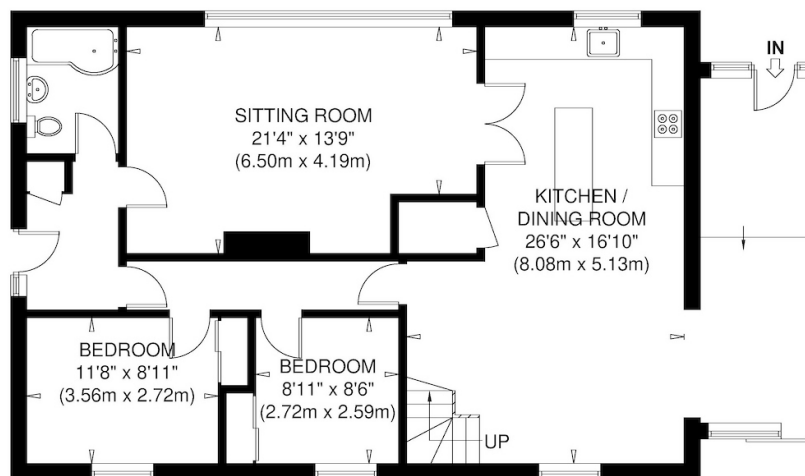
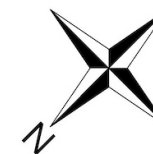
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

### Proof and Source of Funds/Anti Money Laundering

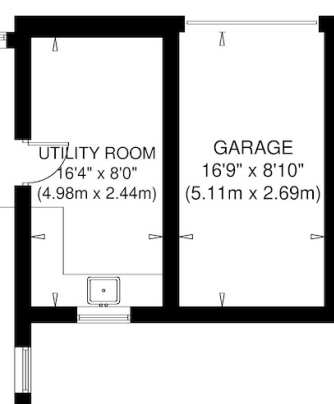
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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

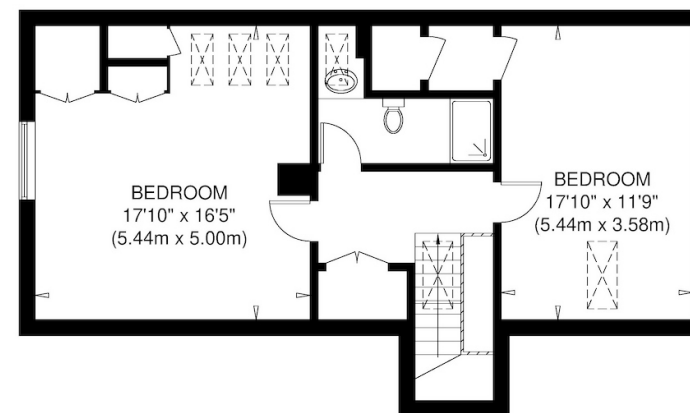




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 131.7 SQ M / 1417 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 13.8 SQ M / 148 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 68.6 SQ M / 738 SQ FT

DRUMMOND AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 200.3 SQ M / 2155 SQ FT  
GARAGE = 13.8 SQ M / 148 SQ FT  
TOTAL COMBINED FLOOR AREA = 214.1 SQ M / 2303 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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