



NEWCRAIG

53 Abbey Park, Auclerarder, PH3 1EN



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An immaculately presented modern 5-Bedroom house, providing spacious living accommodation, situated on one of Southern Perthshire's most sought-after towns and with wonderful views of the Ochil Hills.

Accommodation:

Ground Floor:

Entrance Vestibule, Hall, Sitting Room Kitchen/Dining Area, semi open plan to Family Room, Utility Room, Cloakroom.

First Floor:

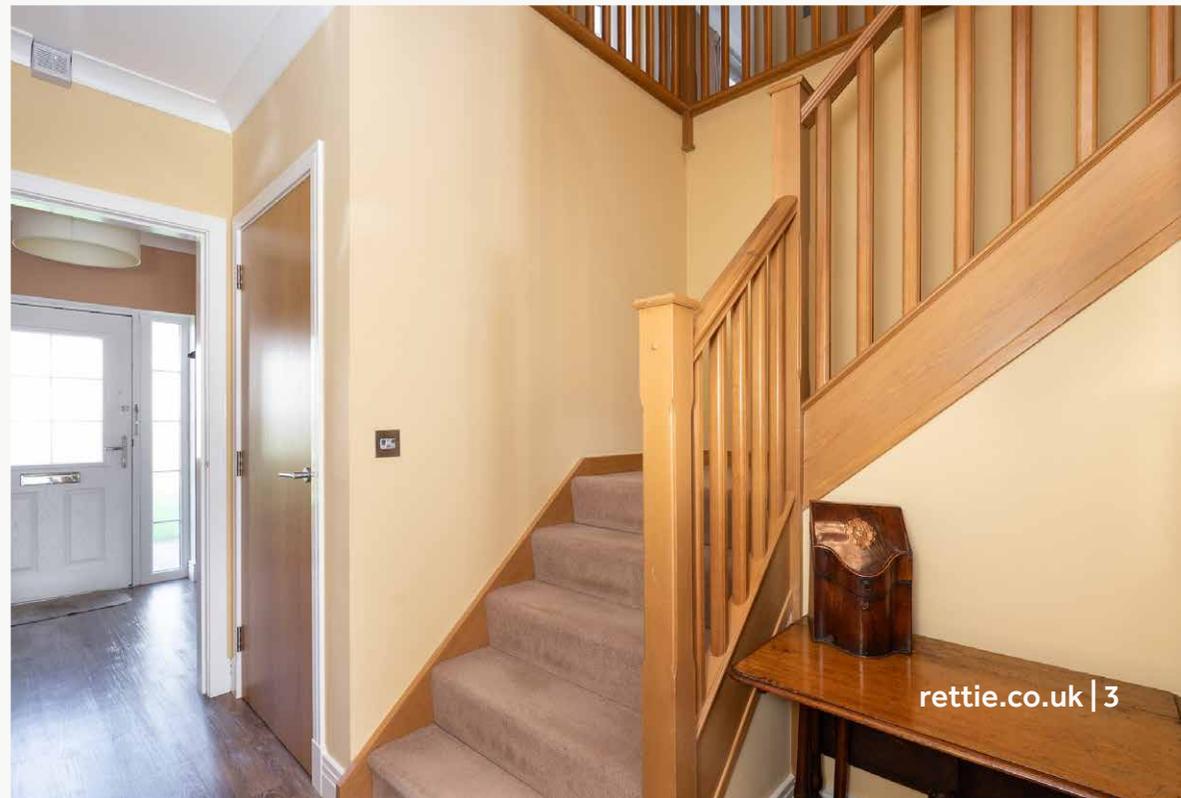
Landing, Principal Bedroom with En Suite Shower Room, Double Bedroom with En Suite Shower Room, Three Further Double Bedrooms, and Family Bathroom.

Exterior:

Established gardens of notable colour and diversity. Large patio terrace and seating area.

Private driveway. Double garage.

For sale as a Whole.



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Situation

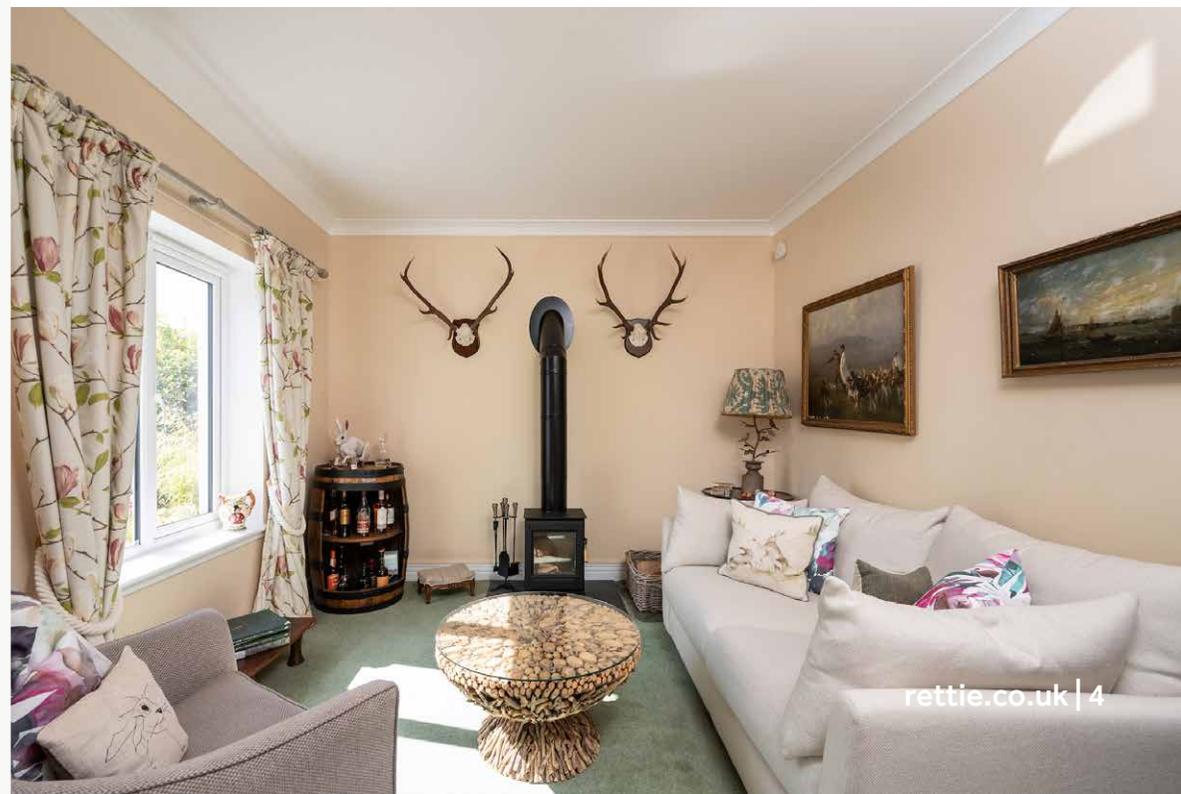
53 Abbey Park is situated within the highly desirable town of Auchterarder, which has an attractive mix of retail and community facilities including a Community Campus housing Nursery, Primary and Secondary Schools. There is also a good selection of private schooling available in the locality including Glenalmond and Strathallan Schools as well as Ardvreck and Craigclowan, Preparatory Schools and Dollar and Morrisons Academies.

Nearby is the 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.

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 Edinburgh, Glasgow, Perth, Stirling, Inverness and London (including a direct service to London, plus the Caledonian Sleeper service).

General Description

53 Abbey Park is an exceptional detached home offering generous and versatile living accommodation, perfectly suited to modern family life. Combining elegant proportions with thoughtful design, the property provides both formal and informal space suitable for relaxation and entertaining. The property is accessed via a residential cul-de-sac arriving to a private driveway which offers ample parking space for multiple cars in front of the double garage.

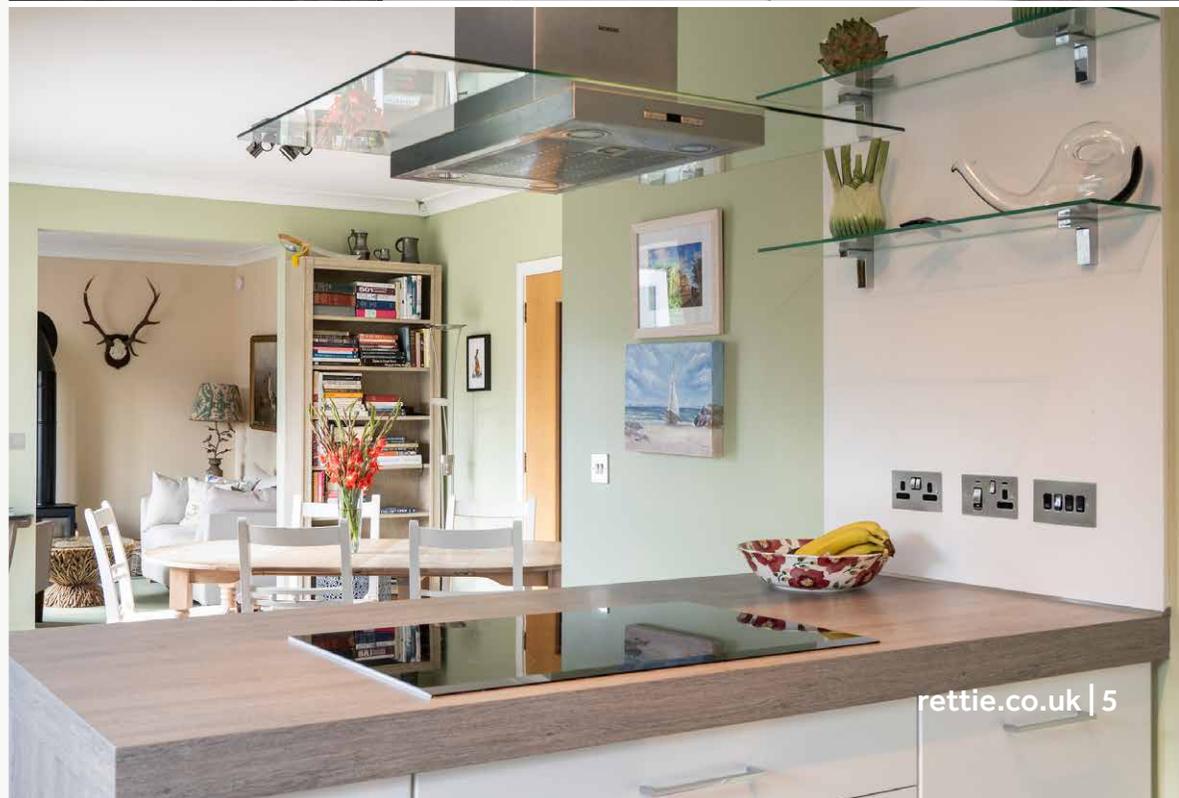


53 Abbey Park is attractively finished in a combination of stone and smooth render sitting beneath a pan-tile roof, and benefits from double glazing throughout. A mono-block pathway leads to the front door.

The entrance vestibule leads into a spacious central hall, giving access to the principal rooms on the ground floor. The generously sized sitting room offers a refined setting for entertaining or relaxing, a large triple picture window allows natural light to flood the space, with views on to the front garden. The ground floor features an open-plan kitchen/dining room, and complete with an array of smart white wall and base mounted units, breakfast bar and complemented with extensive worksurfaces finished to a high specification. Modern appliances include a Schott Ceran 3-ring induction hob, Siemens built-in oven and grill, fridge/freezer, dishwasher, and stainless-steel sink overlooking the rear garden. 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 or is equally suited to more formal entertaining; double doors lead to a paved patio and rear garden. Adjacent to the kitchen, is a utility room which has base mounted units with stainless steel sink and space for a washing machine and tumble dryer. There is a cupboard housing the water tank and an inner door leading to the double garage and rear door to the side of the property. Adjoining the kitchen/dining room is a cosy family room, with a wood-burning stove as the focal point and a window providing a charming outlook on to the garden. Completing the ground floor is a cloakroom with two large built-in cupboards providing ample storage.

The entrance hall stairs ascend to the first floor and a striking galleried landing creates a sense of openness and character, leading to five well-proportioned bedrooms which offer flexible accommodation which is practically laid out to suit family, guests or home working.

The principal bedroom is sumptuously proportioned with ample built-in wardrobes, full height glazed doors open to a charming Juliet balcony and window offering a pleasant outlook onto the front garden. Served by an en-suite shower room which comprises, a double walk-in shower, WC, twin hand basins and heated towel rail. The adjacent double bedroom is very spacious, with built-in wardrobes and offering attractive views of the rear garden and the Ochil hills beyond. Complimented with an en-suite shower room with walk in shower, WC and wash hand basin. A further double bedroom across the landing is a generous size, with built-in wardrobes and views over the front garden. The remaining two double bedrooms benefit from built-in storage commanding delightful views across the garden to the surrounding hills. Completing the accommodation on the first floor is a family shower room, well-appointed with a walk-in shower, bath with handheld shower attachment, WC and a wash hand basin set on a vanity unit and heated towel rail. There is an abundance of useful storage with two internal cupboards on the landing.



Garden:

Externally, the property is complemented by a large front and rear garden, both of which are predominantly laid to lawn. The front garden features a hedge and is well stocked with mature herbaceous plants and shrubs. The rear garden is a beautiful sun trap and is spectacular with established borders which encompass numerous plants and spring bulbs, providing year-round colour and interest. There are two paved patio areas which are perfect spots to enjoy alfresco dining. The garden also features raised beds and a timber shed. A gravel pathway runs down the side of the house to a pedestrian gate leading to the front driveway and double garage.

The double garage has an electric light and power with an electric door.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Photos

Please note photos were taken in 2024, there is a new paved patio terrace in the rear garden.

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 B

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.



Internet Websites

Properties 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.

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.

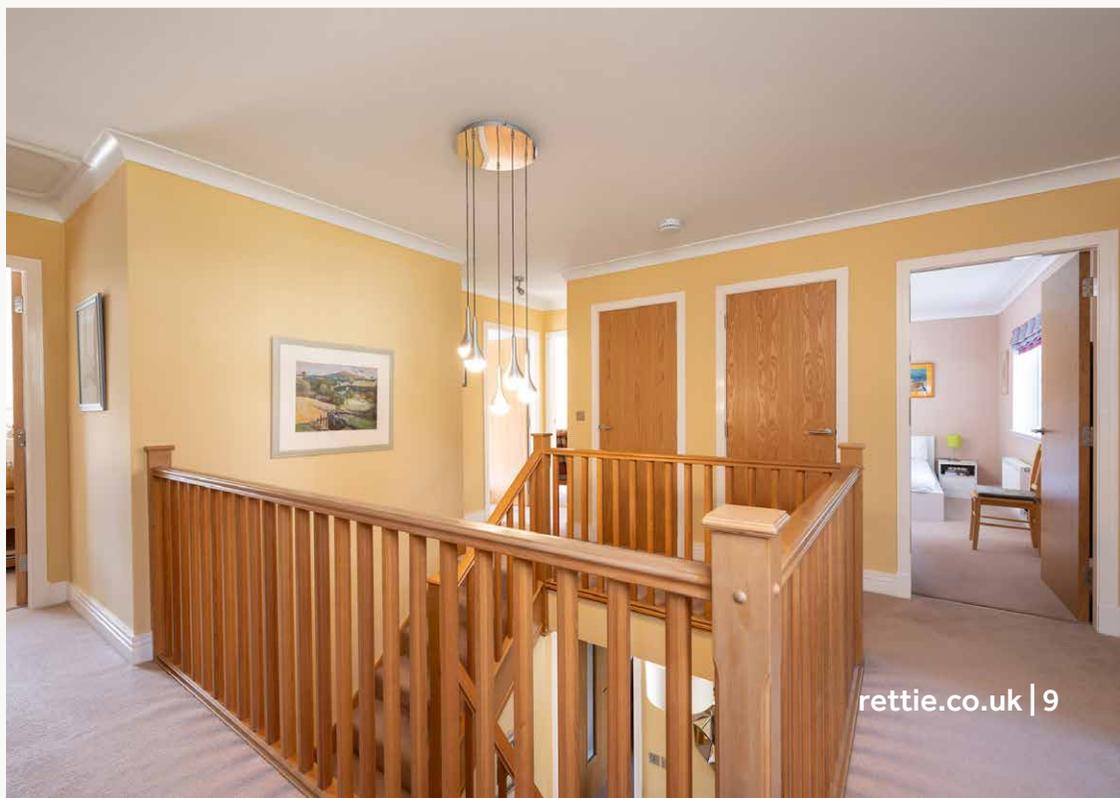
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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

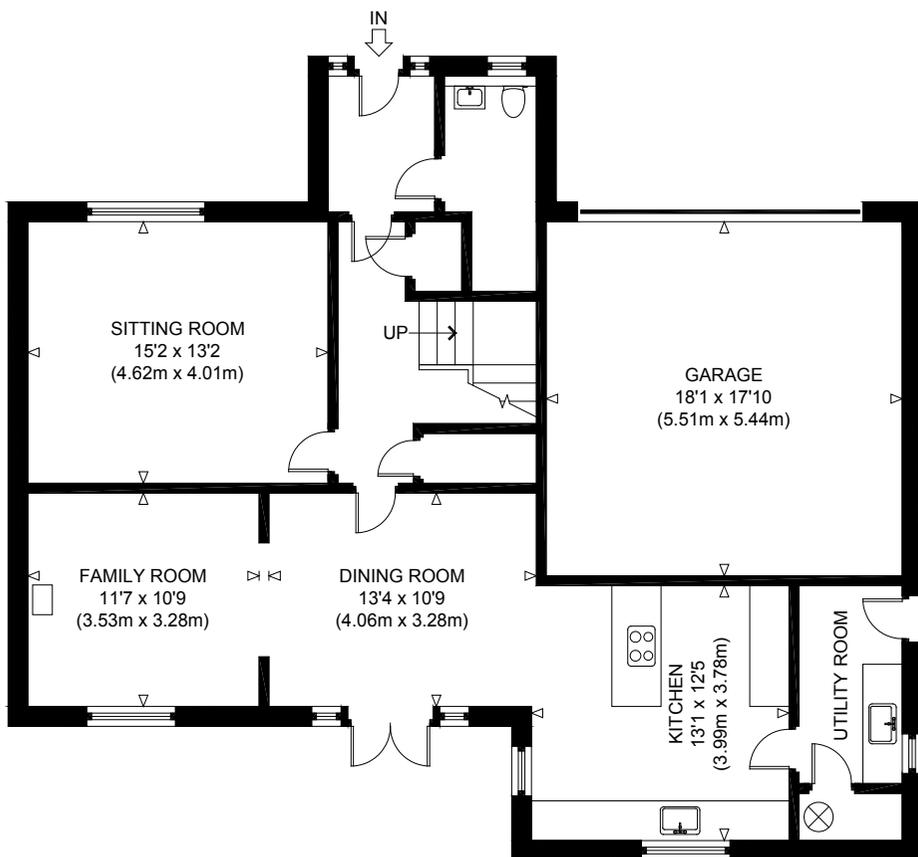
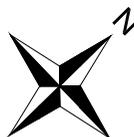
Proof and Source of Funds/Anti Money Laundering

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.

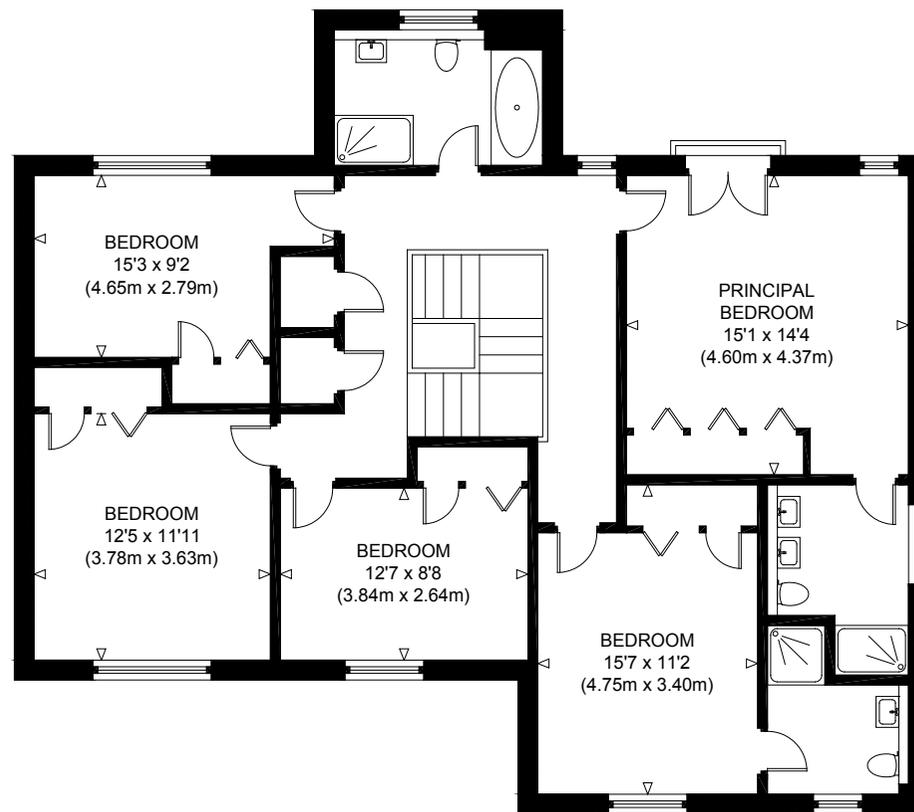
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1289 SQ FT / 119.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1289 SQ FT / 119.8 SQ M

ABBAY PARK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2578 SQ FT / 239.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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