



## 12 GLAMIS COURT

*Gleneagles Village, Auchterarder, Perth and Kinross, PH3 1SQ*



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Gleneagles Village, Auchterarder, Perth and Kinross, PH3

### Accommodation:

#### First Floor Apartment:

Entrance Hall, Open Plan Dining Kitchen/Sitting Room, Principal Bedroom, Double Bedroom 2, Shower Room.

Good Built-in Storage. Shared Storage Room in the Common Stairwell.

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

Extensive Communal Gardens.



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### Situation

12 Glamis Court enjoys an enviable position within Gleneagles Village, a peaceful and established residential enclave set discreetly within the grounds of the world-renowned Gleneagles Hotel. The Village is thoughtfully arranged amidst mature woodland, landscaped lawns and well-maintained communal areas, creating a private and tranquil setting that feels immersed in the wider estate. The immediate surroundings are characterised by manicured greenery, quiet internal roadways and attractive outlooks towards the Ochil Hills.

From the property, a short walk leads directly to the hotel and its exceptional range of facilities. Residents are uniquely placed to enjoy three championship golf courses, including the celebrated PGA Centenary Course, alongside The King's and The Queen's courses. The estate also offers an award-winning spa and leisure club with swimming pool and gym, tennis and padel courts, an equestrian centre, and a wide variety of country pursuits such as shooting, fishing and extensive walking and cycling routes. A choice of restaurants and bars within the hotel provides everything from relaxed dining to Michelin-starred cuisine, with membership options available for golf and leisure facilities, allowing residents to fully embrace the Gleneagles lifestyle.

Moving beyond the estate, the nearby town of Auchterarder — often referred to as "The Lang Toun" — offers a comprehensive range of everyday amenities including independent shops, cafés, restaurants, supermarkets and medical facilities. Local schooling is well regarded, with Auchterarder Primary School and Auchterarder Community School providing nursery, primary and secondary education within a modern campus. The area is also particularly well served by independent schools, including Glenalmond College, Strathallan School, Ardvreck School, Craigclowan Preparatory School and Dollar Academy, all within comfortable driving distance.

In terms of connectivity, Gleneagles Railway Station is located close to the Village and provides regular services to Perth and Stirling, with onward links to Edinburgh and Glasgow, as well as direct services to London and the Caledonian Sleeper. The nearby A9 trunk road ensures swift road access north to Perth and Inverness, and south to Stirling and Scotland's central belt, making the location highly accessible despite its distinctly rural and estate setting. The result is a rare combination of refined estate living, comprehensive local amenities and excellent transport links; offering both seclusion and connectivity in equal measure.

### General Description

12 Glamis Court forms part of a block of just four privately owned apartments and is situated on the first floor. Access is via a secure entry system leading into an immaculate, carpeted communal stairwell, with a shared storage cupboard available for residents.

Internally, the property is finished to an exceptionally high standard, with a contemporary design and a light, neutral décor that enhances the natural brightness afforded by its excellent position within the development. New double-glazed windows have been installed throughout, complemented by stylish flooring and modern spot lighting.

A solid door opens into a welcoming entrance hall with a generously recessed cloakroom cupboard. Subject to the necessary consents, this substantial double cupboard offers exciting potential to be converted into an en-suite for the principal bedroom.



The bright hallway provides access to all rooms, leading into a particularly impressive open-plan kitchen and sitting room. Cleverly zoned yet retaining an open feel, this space is flooded with natural light and features a Juliette balcony with built-in blinds. There is ample room for comfortable seating, making it ideal for both relaxing and entertaining.

The contemporary kitchen is fitted with granite worktops extending to a substantial breakfast bar with seating for several stools. A range of wall and floor units provide excellent storage, including a glazed display cabinet. Integrated appliances include an electric oven with extractor hood, induction hob, under-counter fridge with freezer compartment and washer/dryer. Finishing touches such as brushed gold switches and sockets add a subtle sense of luxury.

The principal bedroom is generously proportioned and comfortably accommodates a king-sized bed. The large windows overlooks mature greenery to the rear and are fitted with wooden blinds. A large, fitted wardrobe with integrated drawers provides excellent storage.

The second bedroom is also a well-proportioned, bright and airy room, ideal for guests or as a home office, with space for additional freestanding furniture.

The stylish shower room is fully tiled in modern finishes and features a corner rainfall shower with handheld attachment, a contemporary wash hand basin unit and wall-mounted WC. A separate hallway cupboard houses the water tank.

Externally, the property is surrounded by mature trees and established greenery, providing privacy and a delightful outlook. A turning circle offers ease of access, with ample on-street parking available for residents and guests.

## GENERAL REMARKS AND INFORMATION

### Factoring Fee

Charles White Ltd in Edinburgh  
Circa £140 a month (may vary)

### 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 1SQ

### Fixtures and Fittings

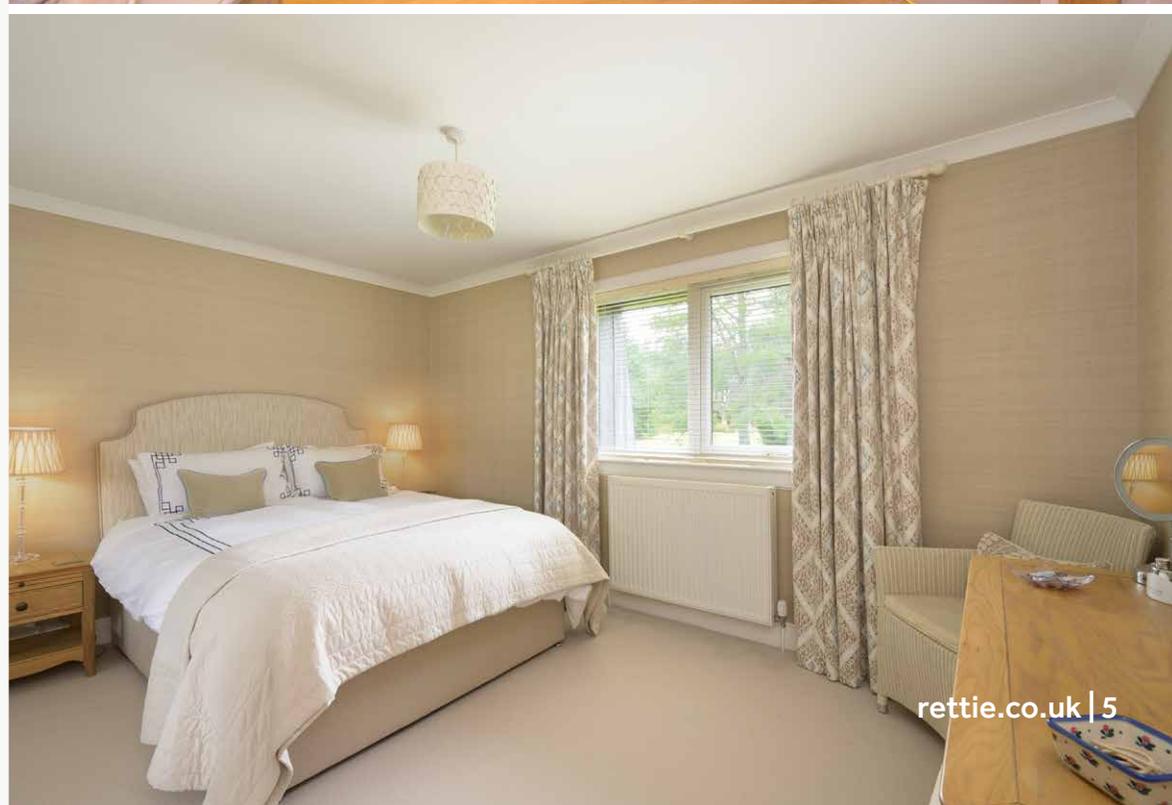
Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

### Classifications

Council Tax - Band F  
EPC Rating – Band D

### Solicitor

Mccash & Hunter, 25 S Methven St, Perth, PH1 5PE



### Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

### Tenure

Freehold

### Services

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

### 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](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 contract 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

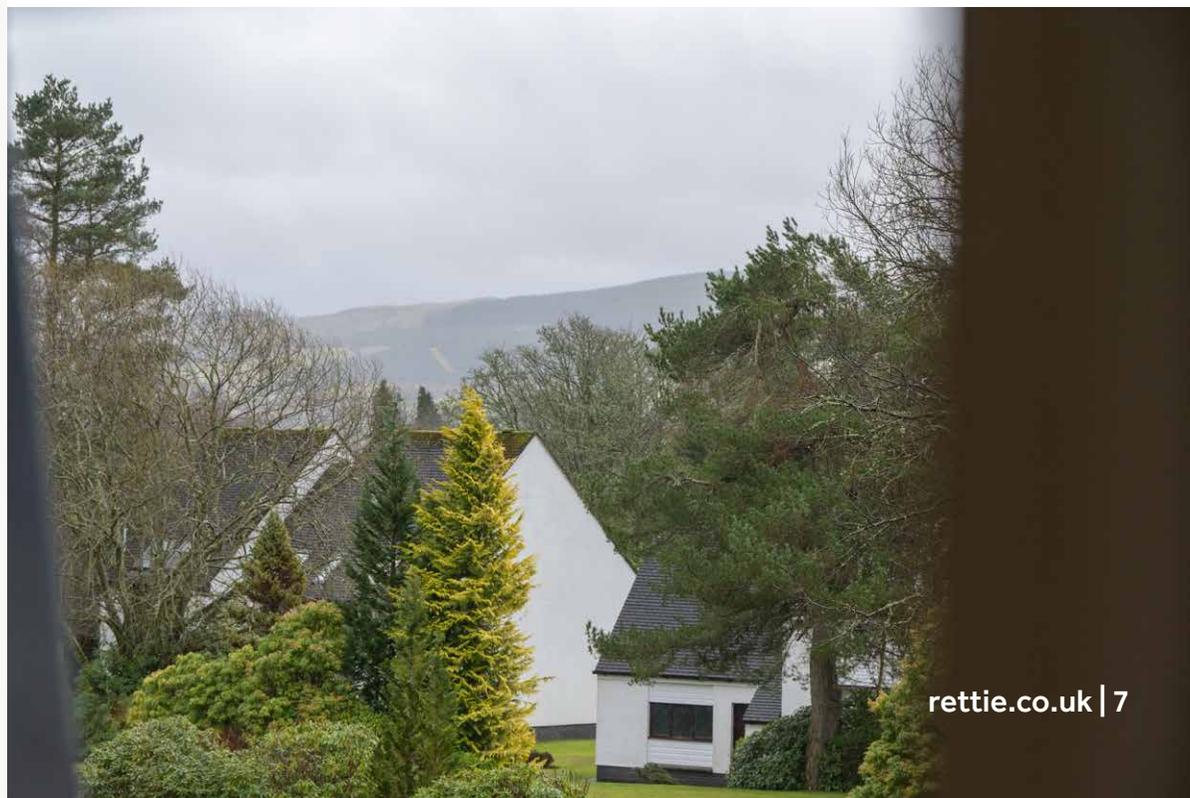
Rettie & Co give notice that:

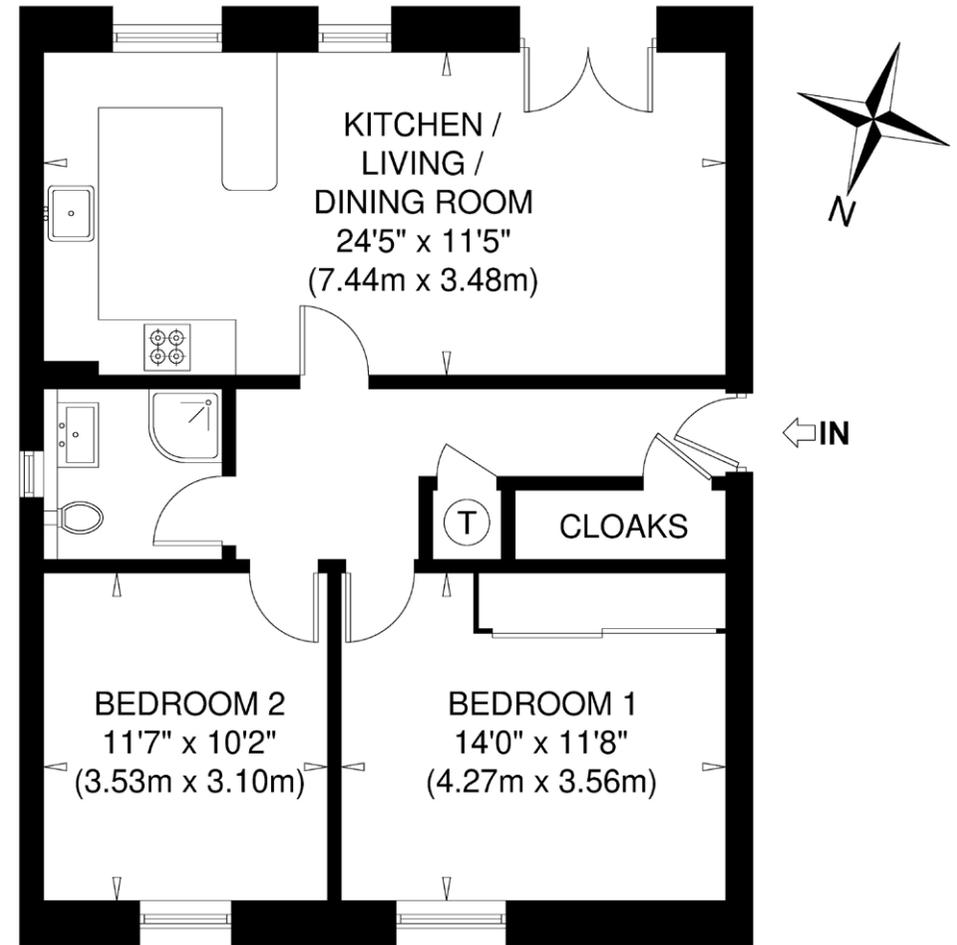
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.





**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 68.5 SQ M / 737 SQ FT**

**GLAMIS COURT**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 68.5 SQ M / 737 SQ FT  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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**RETTIE**

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