



HIGH RIGGS

Muirton, Auchterarder, PH3 1ND



HIGH RIGGS, MUIRTON

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High Riggs is a substantial detached family home set within beautifully landscaped gardens in the prestigious hamlet of Muirton, moments from the world-renowned Gleneagles Hotel and championship golf courses. Enjoying exceptional views across the surrounding Perthshire countryside, the property offers generous and versatile accommodation, elegant reception spaces and a superb balance of refined semi-rural living with outstanding leisure and transport connections.

Room Accommodation

Ground Floor:

Sitting room, family room, kitchen/dining room, study/bedroom four and ensuite, utility room, WC and entrance porch.

First Floor

Principal bedroom with ensuite bathroom, two further double bedrooms both with ensuite shower rooms, family bathroom and landing.

External:

Detached double garage. Fully enclosed, landscaped lawn, mature hedging, established trees, shed, greenhouse, paved patio and private setting.



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Situation

Situated within the highly sought-after hamlet of Muirton, High Riggs enjoys an enviable position at the heart of one of Perthshire's most prestigious residential settings. Perfectly placed between the vibrant town of Auchterarder and the world-renowned Gleneagles Hotel, the property offers an exceptional balance of attractive countryside living and immediate access to some of Scotland's finest leisure and lifestyle amenities.

Muirton is particularly prized for its close relationship with Gleneagles, with the main hotel building, Dormy Clubhouse and extensive resort facilities all accessible on foot from the property. Residents enjoy effortless access to the championship golf courses, including the celebrated PGA Centenary Course, host venue of the 2014 Ryder Cup, alongside the King's and Queen's Courses. The renowned spa and leisure facilities, restaurants, walking and cycling trails, equestrian activities and shooting school further contribute to the unique lifestyle associated with the area.



Beyond the resort itself, nearby Auchterarder provides an excellent range of day-to-day amenities, including independent shops, cafés, supermarket and highly regarded schooling, while the surrounding Perthshire countryside offers endless opportunities for outdoor pursuits. The area is also exceptionally well connected, with swift access to the A9 providing convenient road links to Perth, Stirling, Edinburgh and Glasgow. Gleneagles railway station offers regular rail services north and south, including direct services to London and the Caledonian Sleeper.

High Riggs therefore occupies a rare position, combining the tranquillity of a semi-rural Perthshire setting with immediate access to internationally recognised sporting and leisure facilities, making it an outstanding location for both full-time living and weekend retreat alike.

General Description

Set within mature and beautifully established grounds, High Riggs is a substantial detached villa occupying an enviable location within walking distance of the world-renowned Gleneagles Hotel, its championship golf courses, leisure facilities, restaurants and surrounding countryside.

Originally dating from the 1960s, with a significant extension completed in 1995, the house has evolved into an exceptionally generous family home, offering flexible and well-balanced accommodation extending across two levels. Combining a strong sense of practicality with warm and welcoming interiors, the property is ideally suited to modern family living.

A timber entrance porch with glazed panels provides an attractive introduction to the house, opening into a broad reception hall where the scale and proportion of the accommodation immediately become apparent. Natural light moves effortlessly through the interior, while solid timber doors and thoughtfully considered finishes lend a sense of quality and permanence throughout. The ground floor has been carefully arranged to provide an excellent balance of formal and informal living accommodation, allowing the house to adapt easily to both everyday family life and entertaining on a larger scale.



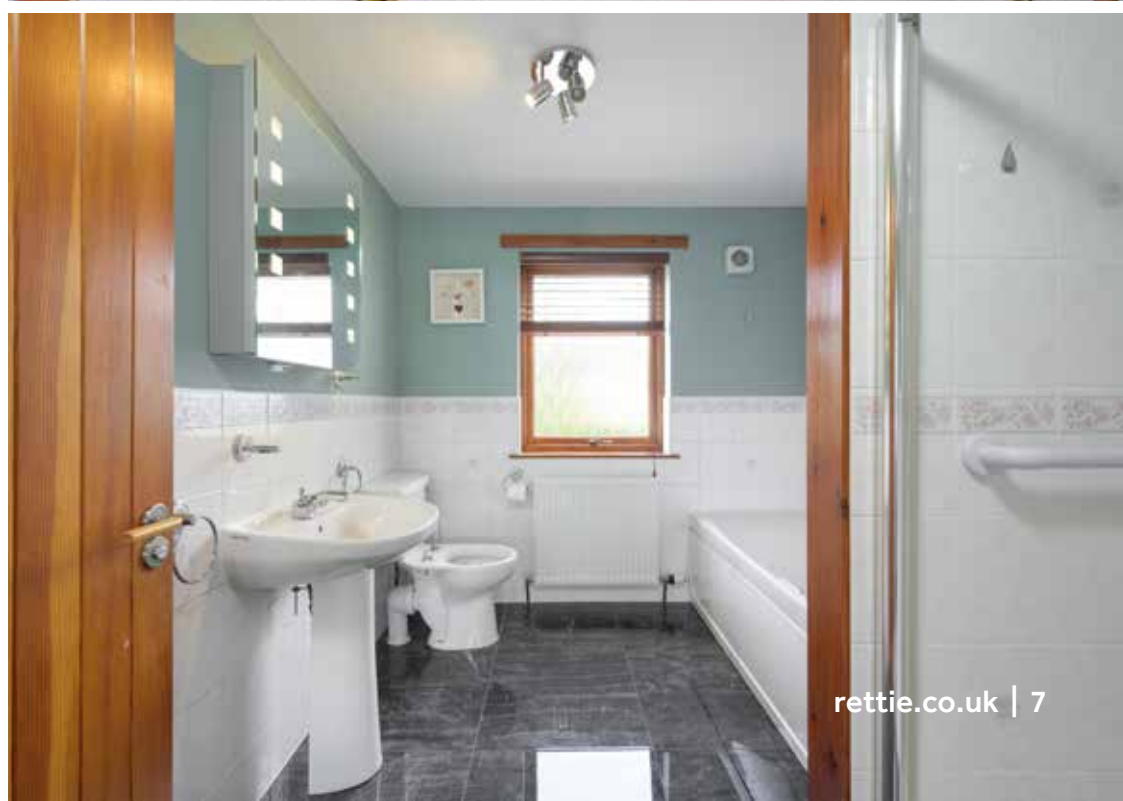
The principal sitting room is particularly impressive in scale and atmosphere, centred around an Athena gas fireplace which forms a natural focal point within the room. A large glazed window draws in natural light while framing views across the garden, creating a calm and inviting setting. Adjacent to the sitting room, the sun lounge offers an additional reception space of a completely different character, flooded with light through floor-to-ceiling glazing and double doors opening directly onto the patio terrace.

Positioned at the heart of the home, the kitchen/breakfast room has been thoughtfully designed with both practicality and day-to-day living in mind. Fitted with an extensive range of cabinetry and generous work surfaces, it is exceptionally well equipped with integrated Neff appliances including an induction hob, double oven and dishwasher. The proportions of the room allow ample space for informal dining, reinforcing its role as a sociable central hub within the house. A separate utility room provides further storage with numerous ground and wall units, a secondary sink and dedicated laundry space, ensuring the kitchen itself remains uncluttered and highly functional.

The ground floor accommodation also benefits from a versatile additional bedroom, currently utilised as a study and benefitting from its own en suite shower room.

A broad staircase rises to the first floor where the sense of space continues across an expansive upper landing, large enough to accommodate an informal seating area or study space. The bedroom accommodation on this level is particularly generous and well arranged, each room enjoying open outlooks.





The principal bedroom is a notably spacious room, enhanced by dual-aspect windows which fill the room with natural light throughout the day. Fitted wardrobes provide excellent storage, while the en suite bathroom is well appointed with marble-effect flooring and contemporary fittings. Two further double bedrooms also benefit from fitted wardrobes and their own en suite shower rooms, creating comfortable and private accommodation for family members or guests alike. A well-appointed family bathroom serves the remaining accommodation and includes both bath and separate shower facilities.

Additional practical features include generous built-in storage throughout, including cloak cupboards, a walk in linen press and a partially floored attic providing further easily accessible storage space.

Externally, the gardens have been thoughtfully landscaped to create a private and sheltered setting around the house. The rear garden is particularly attractive, with mature shrubs, established planting and rose bushes bringing colour and texture throughout the seasons. A raised patio terrace provides an ideal setting for outdoor dining and entertaining and enjoying an outlook over the garden. A greenhouse and shed add further practicality for gardening and outdoor storage.

To the front, a substantial monoblock driveway provides extensive parking and leads to the double garage with electric doors. The property also benefits from an Ohme electric vehicle charging point.



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 1ND

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. Some garden ornaments are specifically excluded, these will be pointed out during viewing.

Classifications

Council Tax - Band G
EPC Rating - D

Solicitor

TBC

Local Authority

Perth and Kinross Council. Pullar House, 35 Kinnoull St, Perth PH1 5GD. 01738 475000

Tenure

Freehold

Services

Mains water and electricity. Private septic Tank. 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

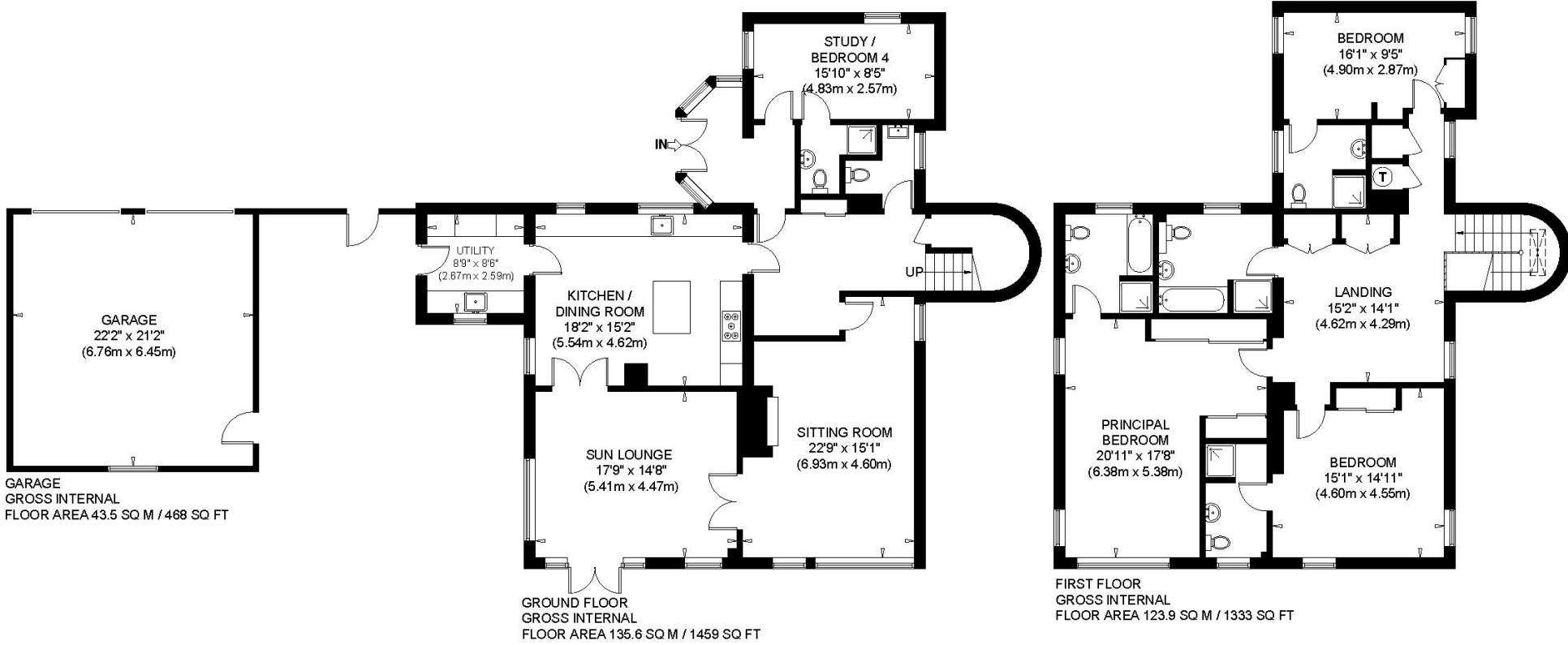
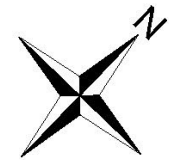
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into 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.







HIGH RIGGS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 259.5 SQ M / 2793 SQ FT
 GARAGE = 43.5 SQ M / 468 SQ FT
 TOTAL = 303.0 SQ M / 3261 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.







RETTIE

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