



## PARK HOUSE

*Abbey Park, Aucterarder*



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Abbey Park, Auchterarder

A substantial detached 5-bedroom family home measuring approximately 2,497 sq ft, forming part of a highly regarded residential development in Auchterarder. Beautifully presented, the property offers an excellent balance of formal and informal living space, five generous bedrooms and stunning landscaped garden grounds.



### Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Sitting Room, semi open plan to Dining Room, Kitchen Breakfast Room, semi open plan to Dining Room, Study, 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.

**Garden:** Established landscaped gardens of notable colour and diversity, featuring a garden lodge and woodland area.

**Double Garage:** Monoblock driveway leading to an integrated garage.



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### Situation

Park House 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 College and Strathallan Schools as well as Ardreck 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 localities 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, Edinburgh, Glasgow Inverness and London (including a direct service to London, plus the Caledonian Sleeper service).

### General Description

Park House is a superb, detached family home offering an exceptional blend of generous proportions and versatile living accommodation, perfectly tailored to the demands of modern family life. Designed to balance formality with comfortable everyday living, the property seamlessly flows from formal entertaining spaces to casual living areas. The house has a high fidelity speaker system installed with ceiling mounted twin speakers in each of the Kitchen / Breakfast Room, Dining Room and Lounge and five ceiling mounted surround sound speakers in bedroom 4, with the total system supported by Sonas, and Marantz amplifier and video units. Park House is attractively finished in a combination of stone and smooth render beneath a pan-tile roof, and benefits from double glazing throughout. A mono-block driveway leads to garage and front door.

The entrance vestibule leads into a welcoming central hall, giving access to the principal rooms on the ground floor. The generously proportioned sitting room offers a refined setting for both formal entertaining and quiet relaxation, centered around a marble fireplace and gas fire that creates a heartening focal point. The dual-aspect design allows beautiful natural light to pour through the picture windows, framing scenic views over the front and rear gardens.



From the hall, the open-plan kitchen/breakfast room has been thoughtfully configured for modern, sociable family living, featuring smart champagne coloured wall and base units, and a breakfast bar with extensive Silestone by Cosentino worktops, and an inset stainless-steel sink, with windows framing a picturesque outlook of the rear garden. A full suite of integrated Siemens appliances includes, a discreet fridge/freezer, dishwasher, a 5-ring gas hob and extraction fan. Aligning with modern living, the open-plan kitchen and dining area provides a highly adaptable space for family gathering or formal hosting. Extending the living space outdoors, double doors open onto a decked seating area and the 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/breakfast room is a formal dining area, which opens into the sitting room, which is a bright and generously proportioned reception room. Adjacent is a home office, which offers excellent versatility and could easily lend itself to a ground-floor bedroom. Completing the ground floor is a cloakroom with two large built-in cupboards providing ample storage.

Stairs rise to the first floor, opening onto a bright galleried landing with an elegant balustrade staircase, giving access to five well-proportioned bedrooms.

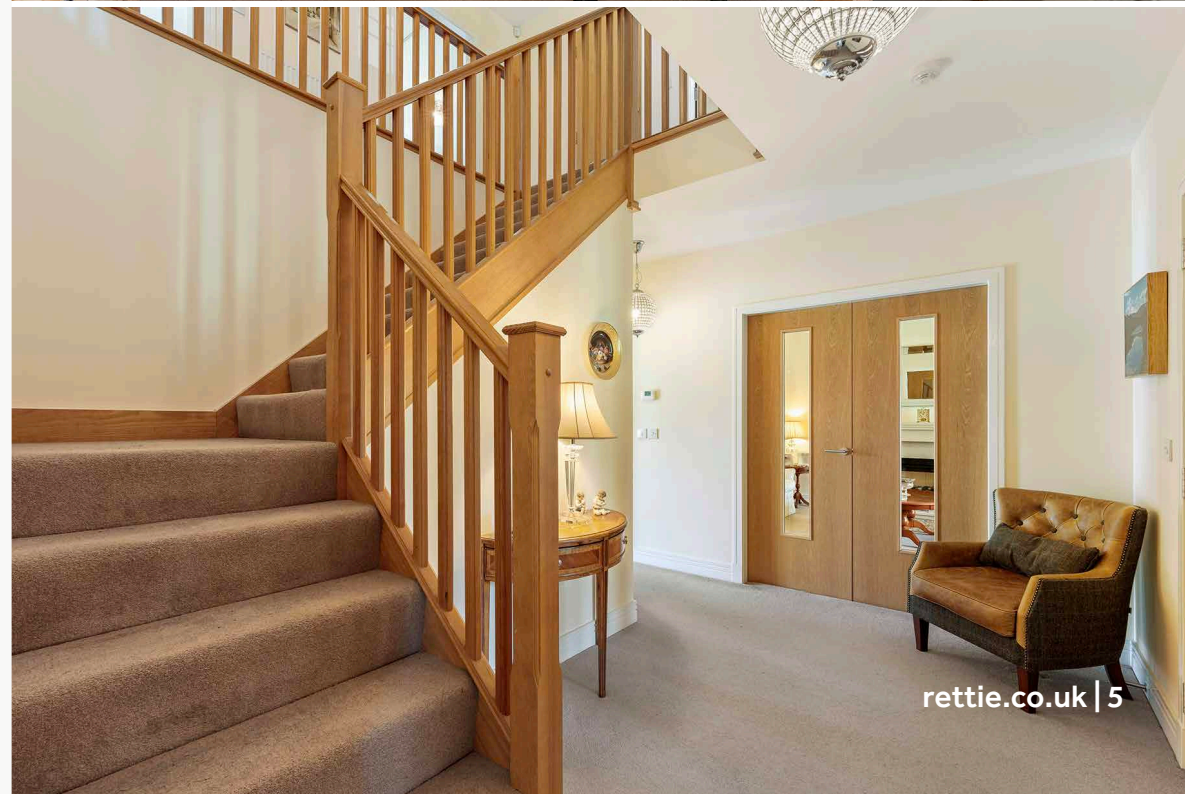
The principal bedroom is sumptuously proportioned, featuring a deep-silled window providing a charming spot to sit and enjoy views over the front garden, a dedicated dressing area with ample built-in wardrobe storage, and a well-appointed en-suite shower room, complete with a double walk-in shower, twin wash hand basins, a WC, and a heated towel rail. Across the landing is a spacious second double bedroom with built-in wardrobes, and a triple picture window framing attractive views of the front garden, benefitting from a modern en-suite shower room

A third generous double bedroom is adjacent, offering built-in wardrobes and pleasant views over the rear garden and countryside beyond. Two further double bedrooms feature built-in storage and demonstrate the flexibility of the accommodation, with one of these rooms presently styled as a comfortable snug/family room. Completing the first-floor accommodation is a well-presented family bathroom, including a walk-in shower with a handheld attachment, a separate bath, a heated towel rail, and a wash hand basin set against discreet, wall-mounted storage. Excellent functionality is maintained throughout with two large, practical storage cupboards located 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 is bordered by a hedge and is well stocked with mature herbaceous plants and shrubs. There is ample space for off road car parking and there is large double garage. Outdoor living is elevated to a grand scale within the substantial south-facing rear garden with an expansive, manicured lawn enclosed by mature hedging and majestic trees, offering an excellent degree of privacy.

For outdoor dining and entertaining, a feature timber decking area provides the perfect vantage point to enjoy alfresco dining in the summer months. Tucked away at the foot of the garden, is a garden lodge characterised by a vaulted ceiling and exposed structural beams, the interior perfectly balances a bright, open atmosphere with a rustic cabin charm. Large multi-pane windows flood the space with natural light and frame views across the expansive lawn. This highly versatile space easily accommodates generous furnishings to function as a luxury home office, guest studio, or entertainment hub. In addition, there is a timber garden shed offering further storage for gardening tools. A gravel pathway runs down the side of the house to a pedestrian gate leading to the front driveway and double garage.



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### Garage

The garage has electricity, power and light with an electric 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 1EN

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Classifications

Council Tax - Band G

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 [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.

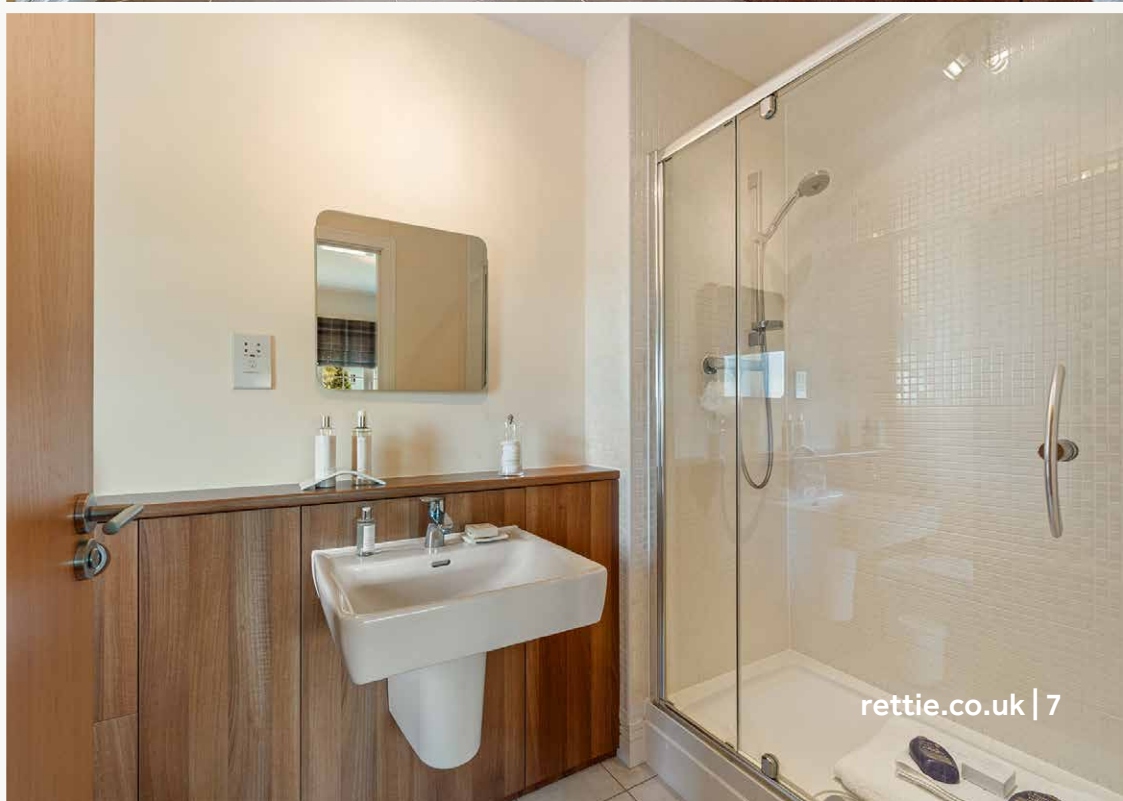
#### Particulars and Plans

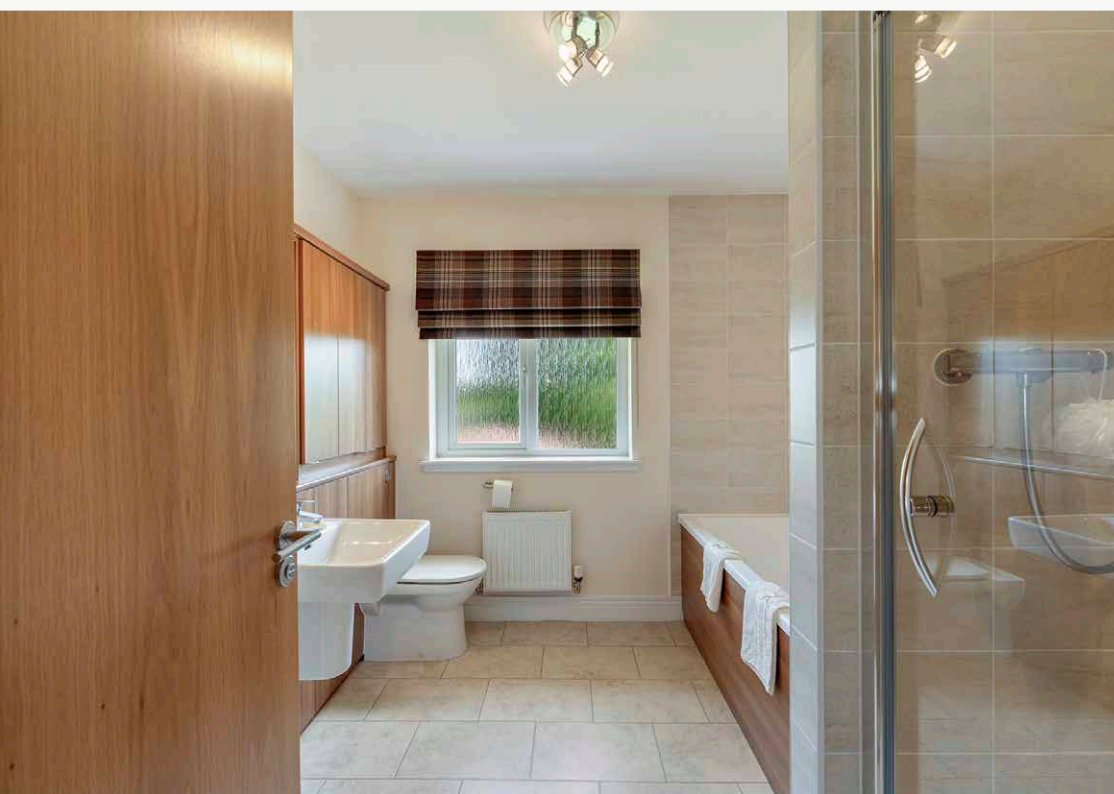
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

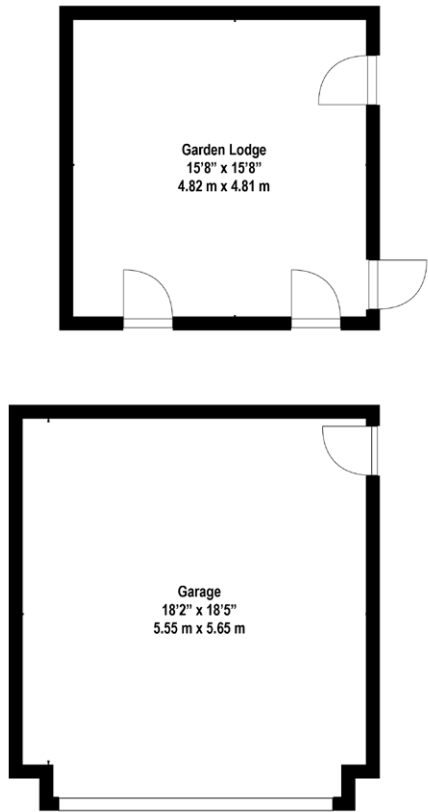
#### Home Report

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

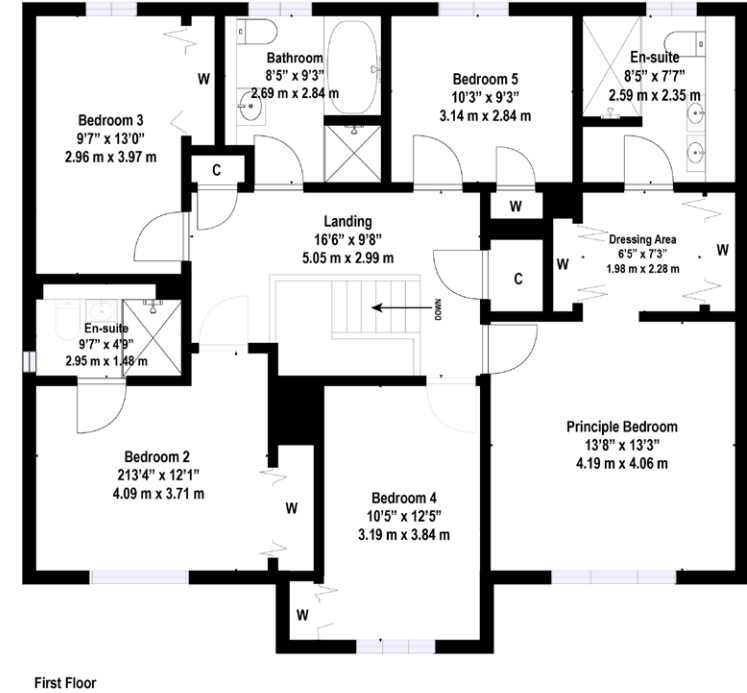
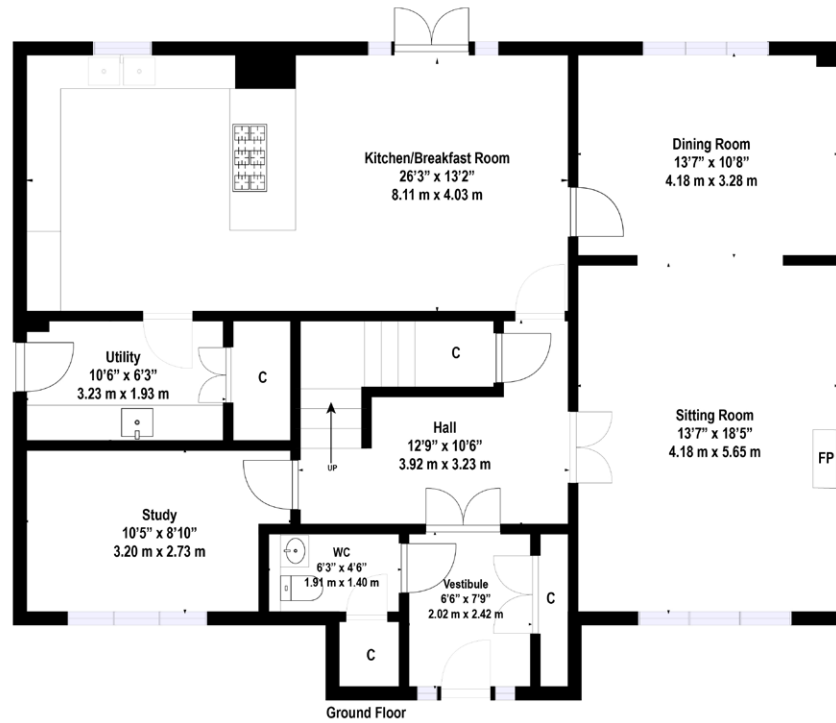








For guidance. Not actual location of garage/summer house in relation to the property.



51 Abbey Park, Auchterarder, Perth and Kinross, PH3 1EN

Measurement point

Indicates area of Limited Use Space

Gross internal area: 232 sq m / 2497 sq ft  
 Summer house: 23 sq m / 248 sq ft  
 Garage: 34 sq m / 366 sq ft



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



### 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.





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#### Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money-Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

#### RETTIE

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