



TIGH NA DARROCH

Castleton Road, Auchterarder, PH3 1AG



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A striking contemporary country home offering beautifully appointed family accommodation, exceptional open plan living and luxurious finishes throughout. Set within beautifully landscaped wraparound gardens and enjoying breathtaking panoramic views across the Perthshire countryside towards Crieff and the distant Highland peaks, Tigh na Darroch combines sophisticated modern living with an idyllic rural setting just moments from the world-renowned Gleneagles Resort.

Summary of Accommodation

Ground Floor: Reception Hall, Open-Plan Kitchen/Dining/Family Room, Study, Two Double Bedrooms (one with walk in wardrobe), Family Bathroom, Utility Room and Boot Room with Shower.

First Floor: Double-Height Sitting Room, Principal Bedroom with Dressing Room and En Suite Bathroom, Further Double Bedroom with En Suite Shower Room and Separate WC.

Garden & Grounds: Wraparound Gardens with Generous Lawns and paved terraces, detached Gym/Summer House



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Situation

Tigh na Darroch enjoys an enviable position on the western edge of the sought-after Perthshire town of Auchterarder, within easy reach of its excellent range of amenities while benefitting from a peaceful setting surrounded by open countryside. The property is just a short drive from the world-renowned Gleneagles Resort, placing exceptional golf, fine dining, leisure and spa facilities on the doorstep.

Auchterarder is a thriving town centred around a vibrant High Street, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The town also benefits from highly regarded primary and secondary schooling, both located within the modern Auchterarder Community School campus. The surrounding Perthshire countryside and the nearby Ochil Hills are renowned for their outstanding natural beauty, providing exceptional opportunities for walking, cycling, horse riding and a wide range of outdoor pursuits.

Gleneagles, affectionately known as 'The Glorious Playground', is one of Scotland's most prestigious destinations. The five-star resort offers three championship golf courses, the two Michelin-starred Restaurant Andrew Fairlie, an award-winning spa, golf academy, equestrian and shooting schools, tennis courts, falconry and an extensive range of luxury leisure facilities.



Perthshire is home to some of Scotland's most respected independent schools, including Glenalmond College, Strathallan School, Morrison's Academy and Kilgraston School, together with Ardvreck and Craigclowan preparatory schools. Dollar Academy, in neighbouring Clackmannanshire, also operates dedicated coach services from Auchterarder.

The town's popularity is further enhanced by its excellent transport links. The nearby A9 provides swift access to Perth and Stirling, with convenient onward connections to Edinburgh, Glasgow, Dundee and Inverness. Gleneagles railway station, located just outside the town, offers regular services to Perth, Stirling, Edinburgh, Glasgow, Inverness and London, including direct services to London King's Cross as well as the Caledonian Sleeper.

General Description

Set well back from the road within its own generous plot, Tigh na Darroch enjoys a wonderfully private setting, approached via a sweeping gravel driveway that creates an immediate sense of arrival. Nestled within beautifully landscaped grounds, the striking detached home combines traditional proportions with contemporary design, its elegant façade complemented by a detached double garage. Extensive glazing makes the most of the surrounding outlook, flooding the interiors with natural light and creating a wonderful sense of space throughout.

Stepping through the front door, an impressive reception hall sets the tone for the accommodation beyond. Finished with large-format Porcelanosa tiled flooring, oak joinery and a striking double-height ceiling, the welcoming entrance is centred around a beautiful oak staircase that rises to the galleried landing above.



The impressive open plan kitchen, dining and family room forms the true heart of the home, offering an exceptional space where cooking, dining and everyday living blend effortlessly together. Comfortably accommodating both a substantial dining table and a generous seating area, it is perfectly suited to modern family life and entertaining. Large-format Porcelanosa floor tiles continue throughout, complemented by underfloor heating for added comfort. Flooded with natural light from multiple windows and expansive sliding bi-fold doors opening onto the rear terrace, the space enjoys a seamless connection with the gardens beyond.

The bespoke kitchen is fitted with an extensive range of quality cabinetry beneath polished marble worktops and is centred around a substantial island with breakfast seating, twin sinks with detachable taps and an integrated six-burner Bosch gas hob. Further integrated Bosch appliances include double ovens, a dishwasher and wine fridge, complemented by a Samsung fridge freezer, creating a beautifully appointed and highly functional space for modern living.

Located off the kitchen, the generous utility room continues the home's high-quality specification with matching cabinetry, marble worktops, a sink, plumbing for appliances and excellent storage. Adjoining this is a practical boot room with a large walk-in shower, thoughtfully designed for washing dogs and outdoor gear after countryside walks, making it ideally suited to rural living.

Also on the ground floor is a dedicated home office, ideally positioned for home working. Two generously proportioned double bedrooms are situated on this level and are served by a beautifully appointed family bathroom featuring a separate bath, walk-in shower, Porcelanosa tiling and underfloor heating.



Ascending the impressive oak staircase, the galleried landing overlooks the reception hall below and leads to the first-floor accommodation.

The magnificent sitting room is undoubtedly one of Tigh na Darroch's defining features and occupies the upper level to fully appreciate the surrounding landscape. Boasting a dramatic double-height vaulted ceiling and an impressive full-height glazed gable, the room enjoys spectacular panoramic views across the Perthshire countryside towards Crieff, extending to the iconic Schiehallion, Ben Vorlich, Ben Chonzie and the distant Highland mountains beyond. A wood-burning stove beneath a substantial timber mantel provides a warm focal point, while the abundance of glazing creates a wonderfully bright yet peaceful retreat.

The principal bedroom suite is equally impressive, featuring a Juliette balcony and floor-to-ceiling glazing that fills the room with natural light. A generous dressing room provides extensive fitted storage, while the luxurious en suite bathroom is finished with Porcelanosa tiling and underfloor heating, complete with a Jacuzzi spa bath, twin marble-topped vanity units and a large walk-in double shower.

A further spacious double bedroom completes the first floor, benefiting from fitted wardrobes, a contemporary en suite shower room and access to a separate WC, making it ideal for family members or guests.

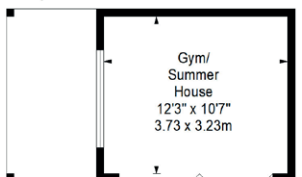




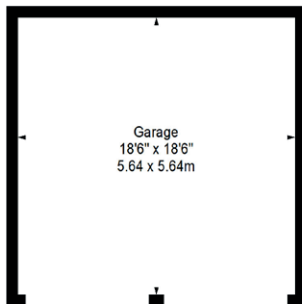
**Tigh Na Darroch,
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Perth and Kinross, PH3 1AG**



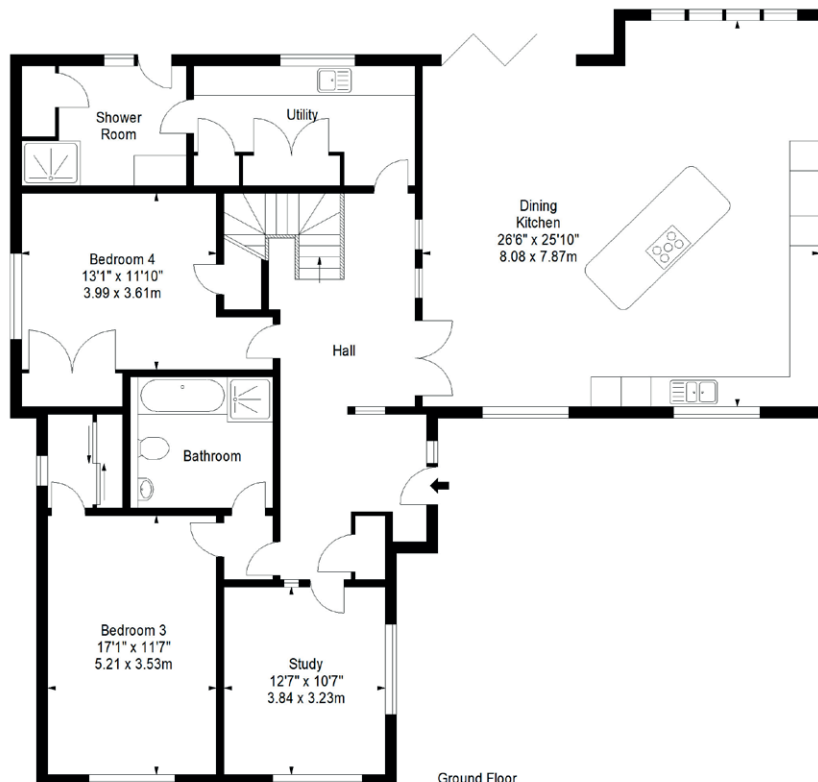
Approx. Gross Internal Area
3343 Sq Ft - 310.56 Sq M
Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
Gym/ Summer House
Approx. Gross Internal Area
129 Sq Ft - 11.98 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



Garden & Grounds

The beautifully maintained gardens wrap around the property, with expansive lawns bordered by mature hedging providing both privacy and a delightful outlook. Extensive paved terraces surround the rear of the house, creating superb spaces for outdoor dining and entertaining whilst enjoying the peaceful setting.

A standout feature is the detached timber garden studio, currently utilised as a gym and summer house. Complete with electricity, bi-fold doors and a covered decked terrace, it offers exceptional versatility and could equally serve as a home office, creative studio or entertaining space.

To the front, the sweeping gravel driveway provides extensive parking and leads to the detached double garage with electrically operated roller doors. Practical features include an EV charging point, external power and water supplies, outdoor lighting and pre-installed wiring for electric entrance gates, completing this outstanding contemporary country home.

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 1AG

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Further land may be available by separate negotiation.

Classifications

Council Tax - G
EPC Rating - B

Solicitor

Anthony Quin at Aberdeen Considine. Tel: 01786 430780 Email: aquin@acandco.com

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD. Tel: 01738 475000

Tenure

Freehold

Services

Mains water, electricity and drainage. Underfloor heating throughout.

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.

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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✉ mail@rettie.co.uk

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