



6 DUNBAR COURT

Gleneagles Village, Auchterarder, Perth & Kinross, PH3 1SE



6 DUNBAR COURT

Gleneagles Village, Auchterarder, Perth & Kinross, PH3 1SE

A well-positioned three-bedroom, two-bathroom apartment within the prestigious Gleneagles Village, enjoying a peaceful setting within the Hotel grounds and easy access to its exceptional leisure, golfing and hospitality facilities. Requiring some modernisation, the property offers an excellent opportunity for a home or holiday retreat and benefits from a private garage.

Accommodation Summary

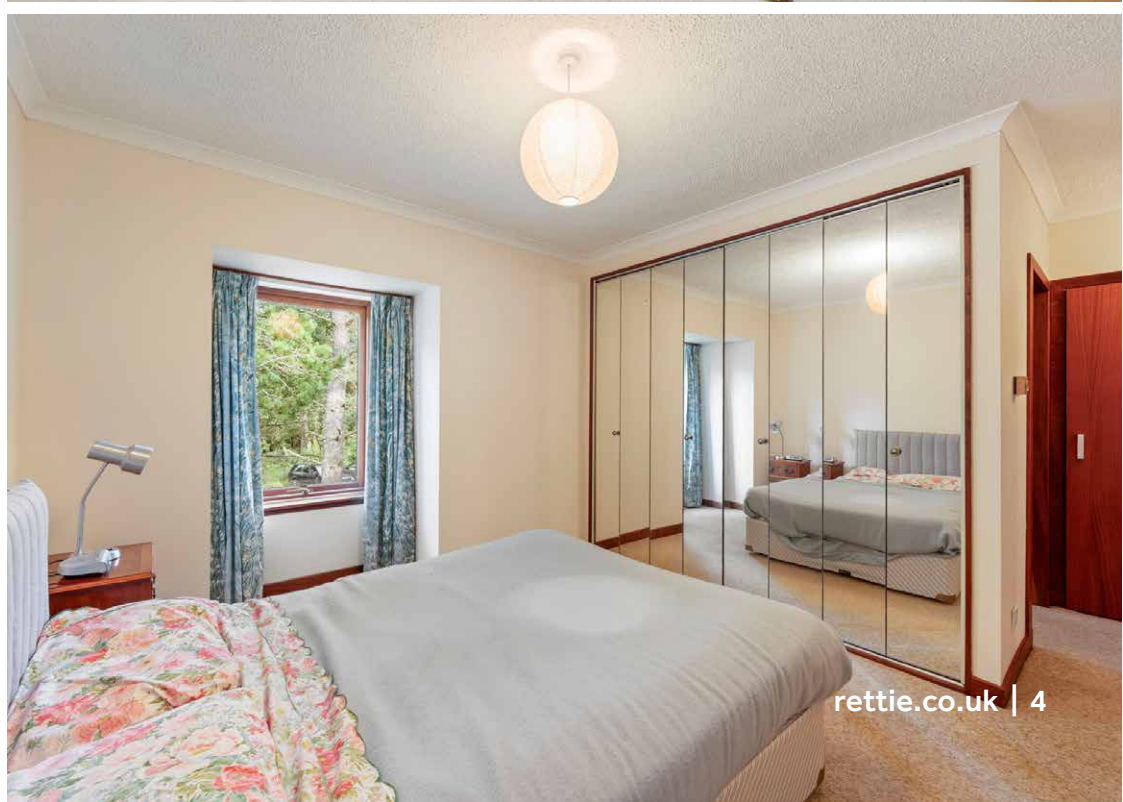
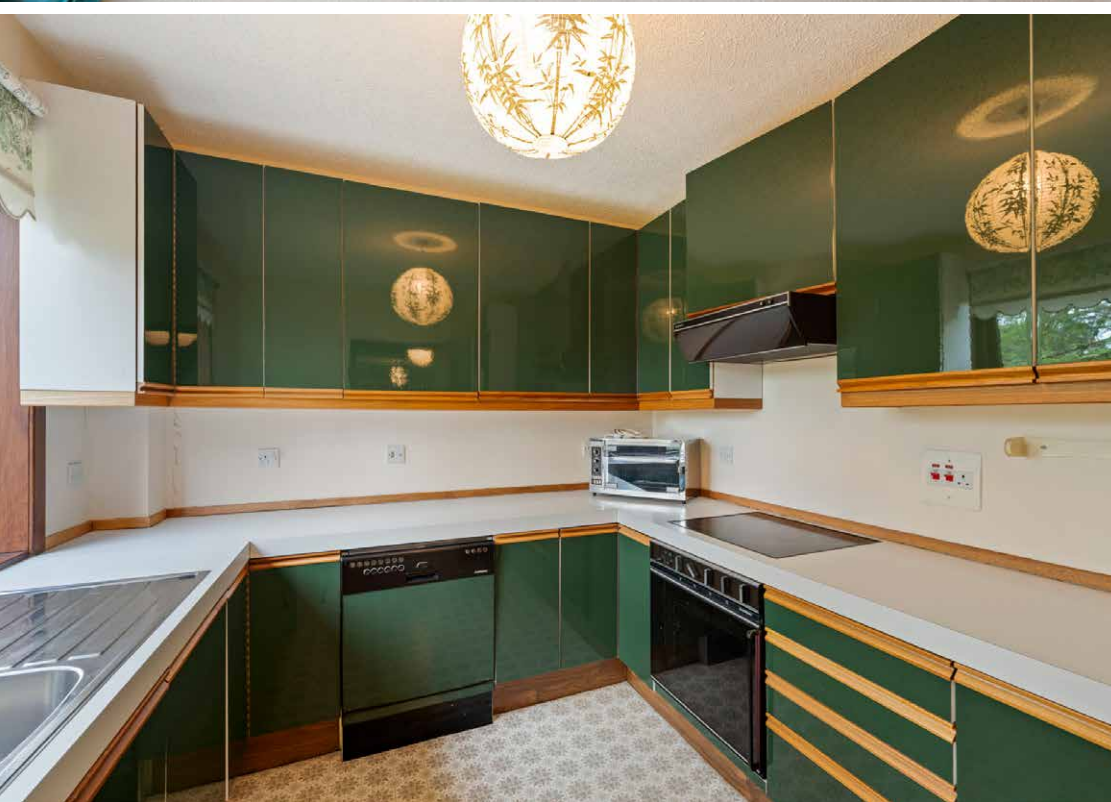
First Floor Apartment

Entrance Hall, Sitting/Dining Room, Kitchen, Master Bedroom, En-Suite Shower Room, Bedroom 2, Bedroom 3, Bathroom.

Extensive Communal Gardens

Private Garage





6 DUNBAR COURT

Gleneagles Village, Auchterarder, Perth & Kinross, PH3 1SE



Situation

6 Dunbar Court enjoys an enviable position within Gleneagles Village, a peaceful and established residential enclave discreetly set within the grounds of the world-renowned Gleneagles Hotel. The Village is surrounded by mature woodland, landscaped grounds and well-maintained communal areas, creating a tranquil and private setting while remaining closely connected to the exceptional facilities of the estate.

Situated within Dunbar Court, the property benefits from a particularly convenient position within the Village, with the main Hotel building and its extensive range of amenities just a short walk away. Residents are ideally placed to enjoy the renowned Gleneagles lifestyle, with access to three championship golf courses, including the PGA Centenary Course, as well as The King's and The Queen's courses. The estate also offers an award-winning spa and leisure club, swimming pool and gym, tennis and padel courts, an equestrian centre and a wide range of country pursuits, including shooting, fishing, walking and cycling.

The Hotel itself provides an exceptional selection of restaurants and bars, ranging from relaxed dining to fine dining, while the wider estate offers extensive opportunities for recreation and leisure. Membership options are available for the golf and leisure facilities, allowing residents to make full use of the amenities on their doorstep.

Beyond the Gleneagles estate, the nearby town of Auchterarder, known locally as "The Lang Toun", provides a comprehensive range of everyday amenities. These include independent shops, cafés, restaurants, supermarkets and medical facilities. Auchterarder is also well served for schooling, with Auchterarder Primary School and Auchterarder Community School providing nursery, primary and secondary education from a modern campus.

The surrounding area is particularly well regarded for its selection of independent schools, with Glenalmond College, Strathallan School, Ardvreck School, Craigclowan Preparatory School and Dollar Academy all within convenient travelling distance.

Gleneagles Railway Station is situated close to the Village and provides regular services to Perth and Stirling, with onward connections to Edinburgh and Glasgow. There are also direct services to London, together with the Caledonian Sleeper. For road travel, the nearby A9 provides excellent access north towards Perth and Inverness and south towards Stirling and Scotland's central belt.



General Description

6 Dunbar Court enjoys an excellent position within the Hotel grounds, conveniently located close to the entrance to Dunbar and Glamis Courts and just a short stroll from the main Hotel building. The property is ideally placed for easy access to the Hotel Reception, Leisure Club, Dormy House and the first tees of both the King's and Queen's Courses.

The apartment is accessed via a secure communal entrance, with a carpeted hallway and staircase leading to the first floor. A private storage cupboard is located immediately beside the apartment entrance.

6 Dunbar Court requires a level of modernisation but comprises of a well-proportioned three-bedroom apartment arranged around a particularly impressive semi open-plan sitting and dining room extending to approximately 400 sq ft. With a southerly orientation, the principal living space enjoys excellent sunlight and pleasant outlooks across the beautifully maintained communal gardens serving Glamis and Dunbar Courts. A Juliet balcony further enhances the sense of light and connection with the surrounding grounds.

The generous master bedroom benefits from an en-suite bath room, incorporating a bath with shower over, wash hand basin and wc. The two further double bedrooms are served by the family bathroom.

Accommodation

Entrance Hall

Natural light from full height glazing through to dining room, carpeted flooring, security entry phone, electric heater, cupboard housing the electricity meters and fuse box.

Semi Open-Plan Sitting/Dining Room

A spacious and versatile reception area with fitted carpet, ceiling cornicing and three electric heaters. Double-aspect windows west facing and Juliet balcony overlooking the communal gardens. Southerly aspect. Lattice partition separating the sitting room from the dining area.

Kitchen

Fitted with a range of wall and floor-mounted units with tiled splashbacks. Appliances include fridge/freezer, 4 ring electric hob, oven, washing machine and a stainless steel sink and drainer. Southerly aspect over the communal grounds.

Master Bedroom

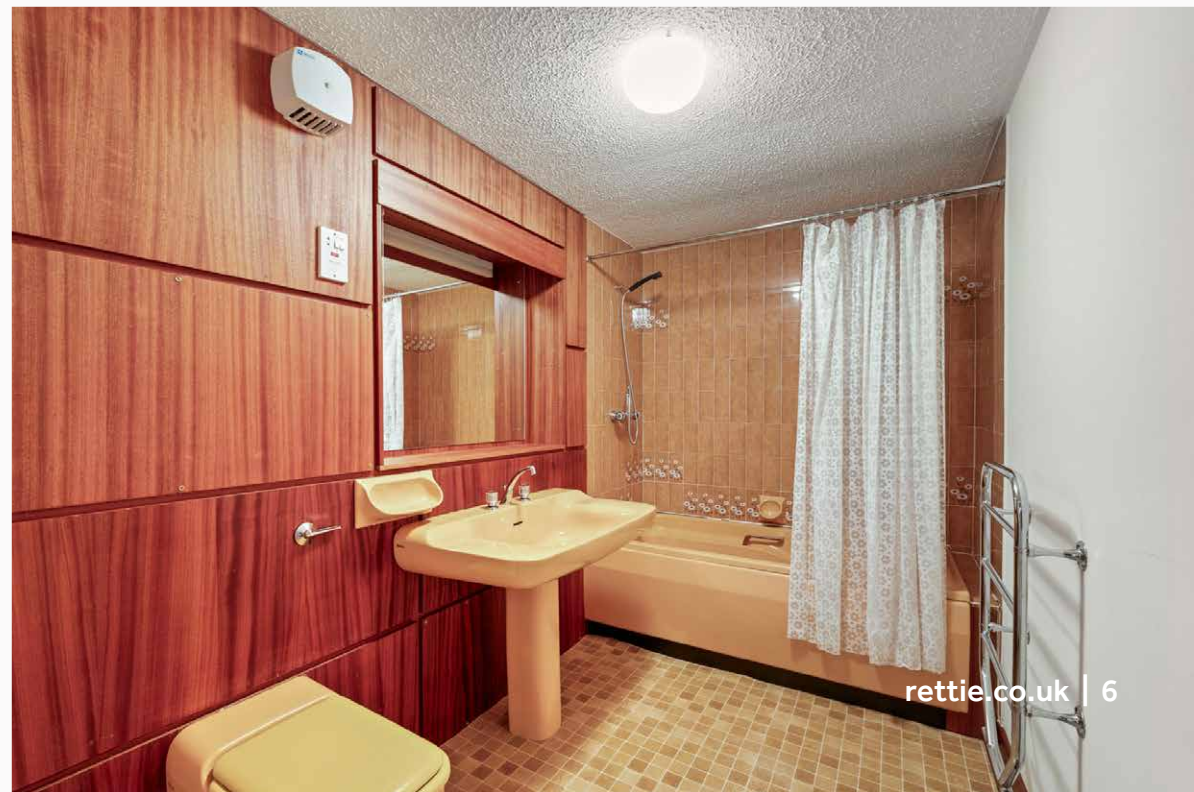
A generously proportioned double bedroom with ceiling coving and wardrobes. Large storage/airing cupboard housing the insulated hot water tank. Electric wall heater.

En-Suite Shower Room

Easterly facing. Bath with shower over, wash hand basin, WC, heated towel rail and large vanity mirror. Extractor.

Double Bedroom 2

Electric heater and wardrobes. Ceiling coving.



Double Bedroom 3

Electric heater, wardrobes and ceiling coving.

Family Bathroom

Large bath with shower over, large wash hand basin, wc, storage cupboards, vanity mirror, heated towel rail and electric wall heater. Extractor fan.

Outside

Single garage.

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 1SE

Fixtures and Fittings

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

Classifications

Council Tax - G
EPC Rating - TBC

Local Authority

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

Tenure

Freehold

Services

Mains water, drainage and electricity. Electric storage heating.

Offers

Offers should be submitted in Scottish Legal Form to the 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.

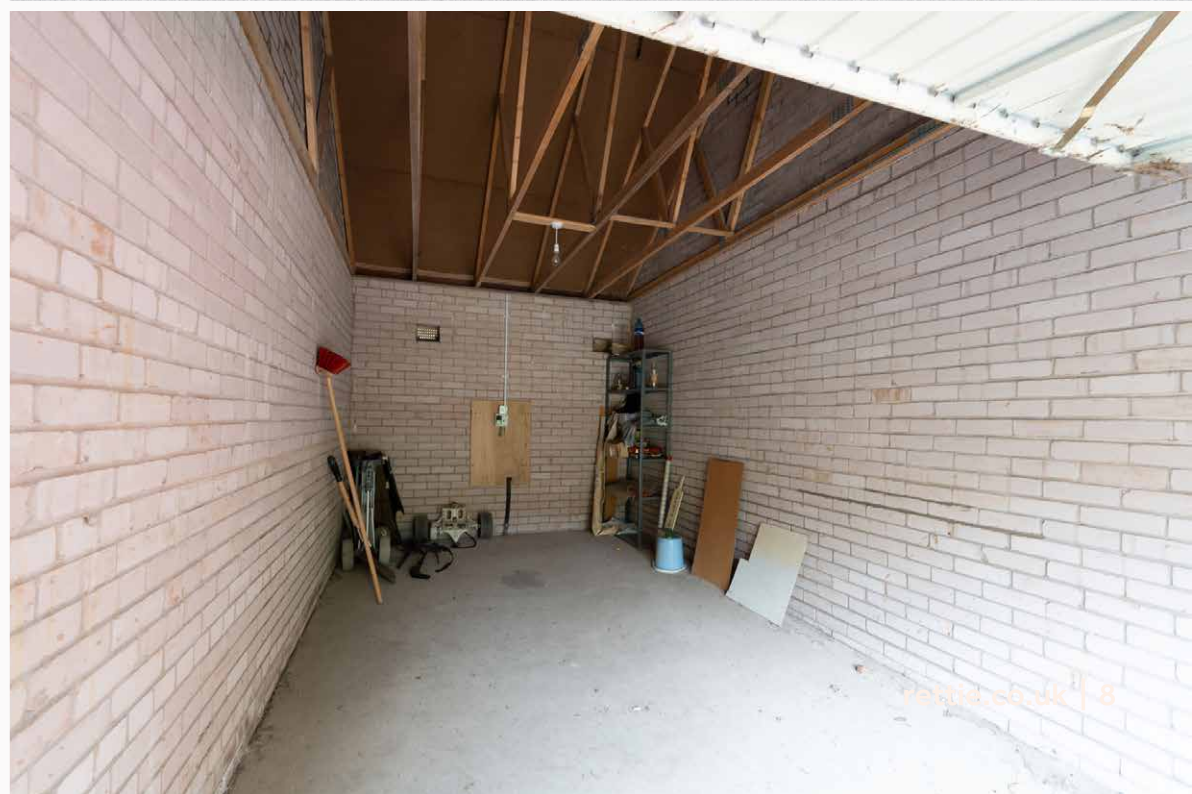
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party 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.





6 Dunbar Court, Gleneagles Village, Auchterarder, Perth and Kinross, PH3 1SE

Measurement point

Indicates area of Limited Use Space

Gross internal area: 105 sq m / 1130 sq ft
Garage: 15 sq m / 161 sq ft

Plan produced for Rettie 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.



RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH