



GLENAIG

The Queens Crescent, Gleneagles





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Glenaig is an exceptional detached family home occupying a prime position on the prestigious Queens Crescent, Gleneagles, with extensive gardens, private parking and a detached double garage with additional accommodation above. Offering substantial and versatile accommodation over three levels, multiple reception rooms and a high-specification kitchen, this is a rare opportunity to acquire a significant home in one of Scotland's most sought-after locations.

Summary of Accommodation

Ground Floor

Entrance Hall, Drawing Room, Dining Room, Kitchen, Breakfast Room, Family Room, Study, Cloakroom, Utility Room, Boot Room, Shower Room, Drinks Store, Plant Room and Store.

First Floor

Principal Bedroom Suite with Two Dressing Rooms and En-Suite Bathroom, Guest Bedroom with Dressing Room and En-Suite Bathroom. Four Further Bedrooms, Two En-Suite and Two Served by a Family Bathroom, Sitting Area with Access to Balcony Terrace, Rear Terrace.

Second Floor

Media/Cinema Room, Games Room, Reading Area, Bedroom 7 with En-Suite, Shower Room.

External

Accessed via electronically operated gates with the drive providing ample space for car parking and turning with access to a double garage with studio above and additional store rooms. The grounds include manicured lawns, established trees and paved terraces.





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Situation

Glennaig is situated within an enviable plot on The Queens Crescent, one of the most prestigious residential addresses within Gleneagles Village. The crescent forms part of the renowned Gleneagles estate and is ideally positioned alongside The Queen's Golf Course, with the world-renowned Gleneagles Hotel and its extensive resort facilities just moments away. The location offers an exceptional balance of peaceful countryside living and immediate access to some of Scotland's finest leisure and lifestyle amenities.

The Gleneagles Hotel, Dormy Clubhouse and extensive resort facilities are readily accessible from the property, with residents enjoying 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 Gleneagles.

Beyond the resort itself, nearby Auchterarder provides an excellent range of day-to-day amenities, including independent shops, cafés, a 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.





Glenaig therefore occupies a rare position within Gleneagles Village, combining the tranquillity of a prestigious Perthshire setting with immediate access to internationally recognised sporting and leisure facilities, making it an exceptional location for both full-time living and a luxurious country retreat.

General Description

Glenaig is a successful blend of traditional materials such as dressed sandstone, lead and cast iron with contemporary finishes includes glazed balconies, crisply rendered walls and flagstone terraces. Complementing the quality materials is a German designed and built kitchen, underfloor heating on the ground floor and quality bathroom furniture.

Glenaig is approached through electrically operated gates, opening onto a substantial gravel driveway which extends around the property to the rear and provides access to the detached Double Garage, together with generous private parking and turning space. The principal entrance opens into a grand Entrance Hall, with a triple-aspect window, oak flooring, an open fire and a substantial oak staircase taking centre stage.

The ground floor is arranged to provide well-connected family and entertaining accommodation. The open-plan kitchen, breakfast room and family room form the principal everyday living space, with views and direct access to the gardens. The kitchen is fitted with extensive floor-to-ceiling cabinetry, white granite worktops and a Reginox double sink, together with a comprehensive range of integrated appliances including a Bosch dishwasher and microwave/grill, Siemens five-ring induction hob and extractor, oven, hot plate, full-length and fridge and separate freezer. A CDA coffee machine and wine fridge are also incorporated.

The breakfast room provides a dedicated informal dining area with views over the gardens, while the adjoining family room offers generous living space, with glazed French doors opening directly onto the terrace and rear garden.





The drawing room is a substantial principal reception room with oak flooring, an open fire with sandstone surround and a triple-aspect. Large French doors open onto the garden, creating a bright and welcoming space. Located off the hall and adjacent to the drawing room is the dining room which provides a formal setting for entertaining, with ample space for a large dining table and chairs. The study enjoys an outlook over the garden and is fitted with a desk and office storage.

To the rear, the utility room is fitted with floor and wall-mounted units, worktop space and a double sink, together with a Bosch dryer and Bloomberg washing machine. There is also a laundry chute from the upper floor. The adjacent boot room has fitted seating and storage hooks and leads to a fully tiled shower room with double shower, wash hand basin and WC, complemented by shaver points and a heated towel rail. The ground floor is completed by a further WC, useful storage and a plant room, with Heatmiser heating controls installed throughout.

First Floor Accommodation

The grand staircase leads to the first floor and the main sleeping accommodation, with the generous landing providing an inviting space that could be used as a reading or sitting area. French doors open from the landing onto the extensive upper terrace, which wraps around to the principal bedroom and provides a wonderful elevated vantage point, with views across the surrounding gardens and wider landscape. Enclosed by a glass balustrade, the terrace creates a superb extension of the first-floor accommodation and takes full advantage of the property's elevated setting.

The principal bedroom is a beautifully proportioned and light-filled space, with French doors opening onto the terrace. The room is complemented by two separate dressing areas, both fitted with hanging rails and shelving, with one enjoying French doors opening directly onto the rear terrace. The luxurious en-suite features a freestanding bath, twin wash hand basins, WC and a generous walk-in shower with rainfall shower head and separate hand-held attachment.





A further substantial guest bedroom to the rear of the property benefits from doors opening directly onto the rear terrace, with a walk-in wardrobe and generous en-suite, which also enjoys direct access to the terrace. The beautifully appointed en-suite features a freestanding bath positioned to take advantage of views across the garden, together with a separate walk-in shower, wash hand basin, WC and heated towel rail.

Beyond the principal and guest accommodation, the first floor provides a further four bedrooms, all of which are well proportioned and benefit from excellent natural light. Two bedrooms have private en-suite facilities, while the remaining bedrooms are served by the family bathroom, which features a WC, bath with shower over, wash hand basin and heated towel rail. Additional fitted storage is provided throughout, together with useful attic space.

Second Floor Accommodation

The top floor opens into an exceptionally bright and spacious upper-level living area, featuring a generous central landing with vaulted ceilings, extensive glazing and multiple skylights, flooding the accommodation with natural light.

To either side are two substantial reception rooms, comprising a dedicated media/cinema room and a separate games room, both offering excellent proportions and flexibility for entertaining or family use. A further bedroom is positioned on this level, featuring a vaulted ceiling, eaves storage and fitted cupboards, together with a private en-suite shower room.

Gardens, Grounds and Double Garage

Externally, Glenaig is surrounded by beautifully maintained gardens, with expansive manicured lawns, mature trees, established planting and paved terraces extending from the house. The terraces provide excellent spaces for outdoor dining and entertaining, while the elevated position offers attractive views across the surrounding landscape and towards the hills beyond. The grounds enjoy a good degree of privacy from mature planting and established trees.

The substantial gravel driveway provides generous parking and turning space and extends around the property to the rear, giving access to the detached Double Garage. The garage provides two electrically operated garage doors and useful additional storage.

Accessed via a separate door from the garage, the ground floor provides a useful storage room, while the first floor comprises a generous studio space benefiting from an abundance of natural light. There is also a separate garden store.

GENERAL REMARKS AND INFORMATION

Special Note

Certain images have been digitally or virtually furnished for illustrative purposes only. The furniture and furnishings shown are not included in the sale and may not represent the exact scale, layout or specification of the room.

Factoring

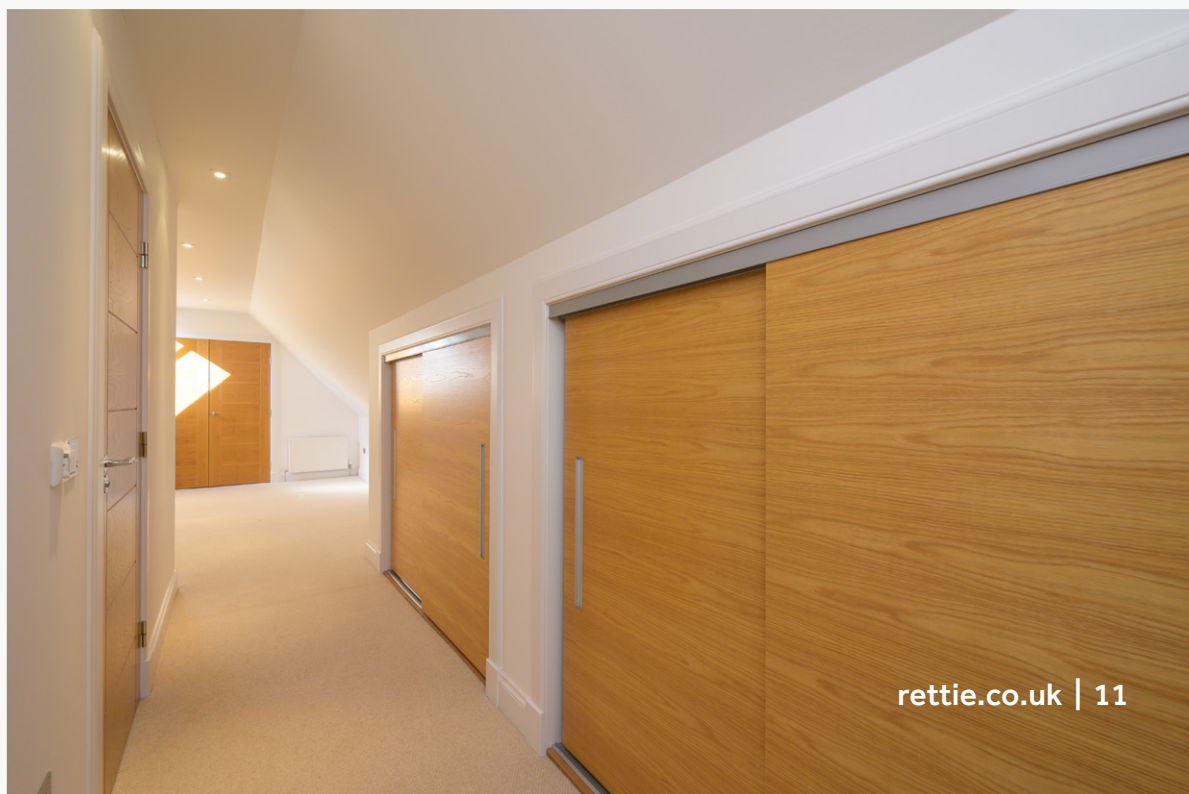
Charles White – approximately £9000 per annum.

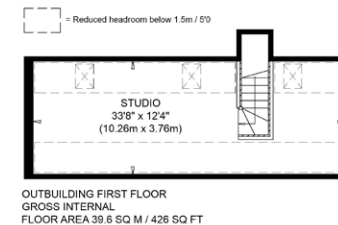
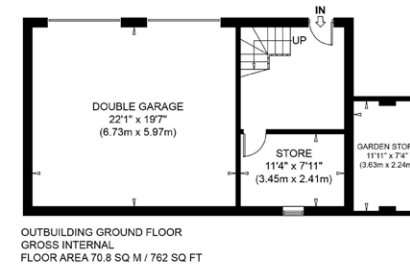
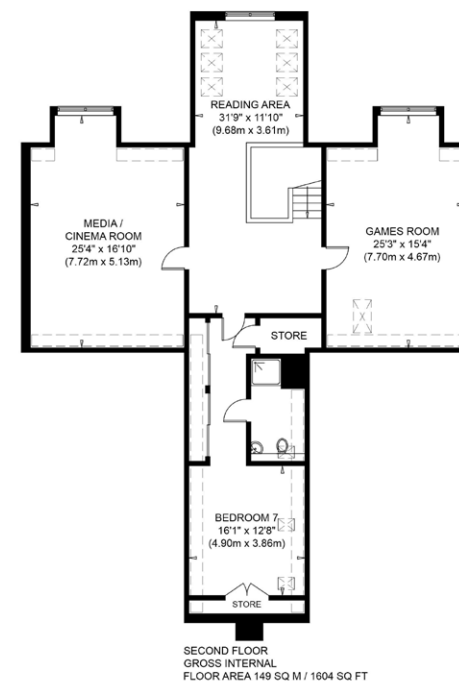
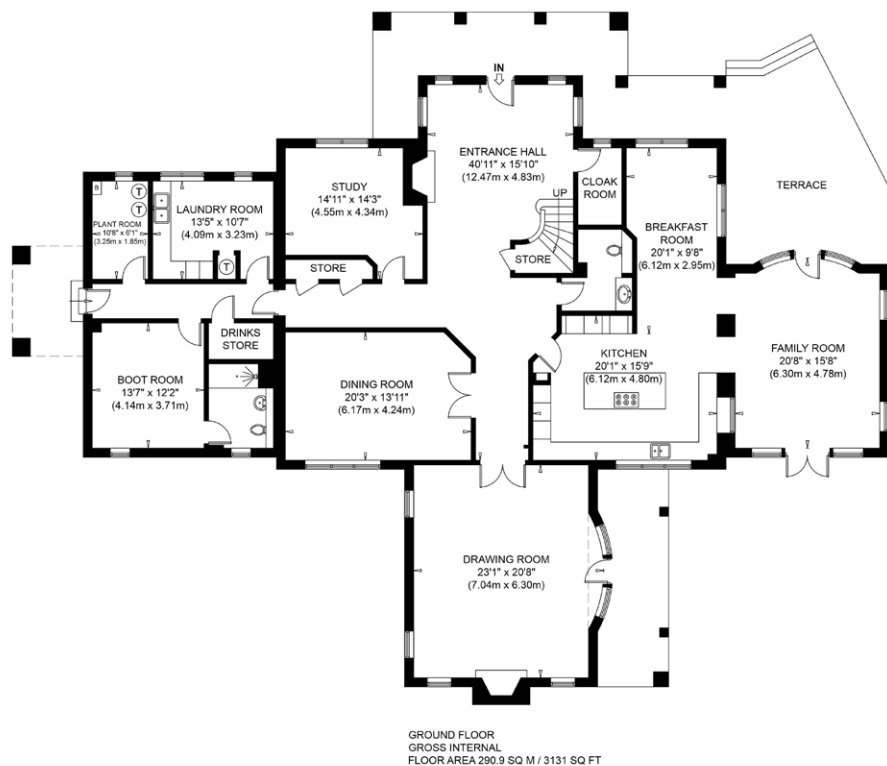
Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is PH3 1QL.





GLENAIG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 696.5 SQ M / 7497 SQ FT
 OUTBUILDING = 110.4 SQ M / 1188 SQ FT
 TOTAL = 806.9 SQ M / 8685 SQ FT

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

Council Tax – H
EPC – C

Local Authority

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

Tenure

Freehold

Services

Mains electric and mains water. Oil fired central heating. Private Gleneagles sewage system.

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.

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, their clients, and any joint agents give notice that:

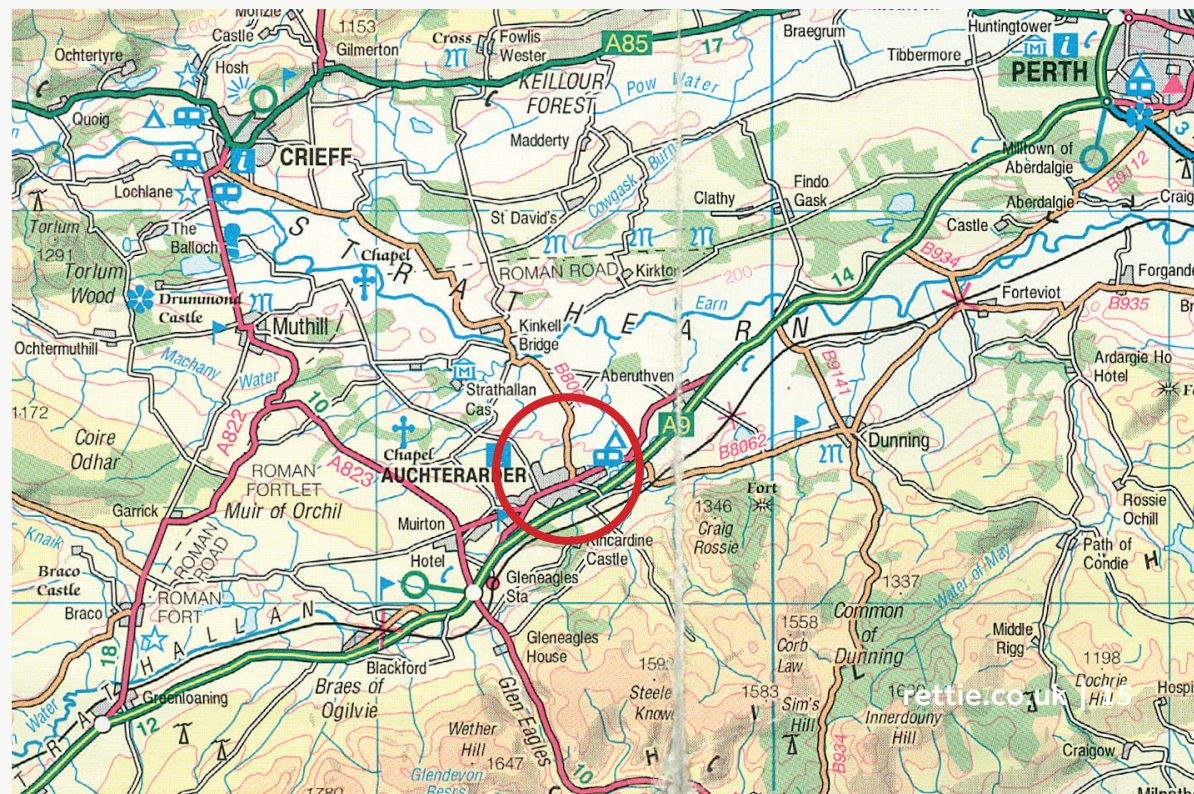
1 They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

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 and Coadjute's Data Security Statement.



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