







Beautifully presented, this four-bedroom detached house is quietly set within a cul-de-sac in the highly sought-after Gleneagles area of Perthshire. It is within walking distance of the world-renowned Gleneagles Hotel and its prestigious golf courses. Finished to an exceptionally high standard, this property is ideal as a main residence or a luxurious holiday home.









The house is approached via a driveway and front garden leading to the entrance vestibule. Inside, the hallway features an under-stair cupboard and a downstairs WC, flowing seamlessly into the lounge, which boasts elegant feature wall panelling. The impressive open-plan living, dining, and kitchen area opens out to an enclosed back garden. The kitchen is equipped with ample storage and top-of-the-line appliances, including a four-ring induction hob with an extractor hood and light, oven grill, microwave, dishwasher, washing machine, tumble dryer, and an American-style fridge freezer.



A carpeted staircase ascends to the upper landing, which provides access to the loft space. The main bedroom includes an en suite shower room and a dressing room. French doors lead on to a Juliet style balcony. There are three additional bedrooms, all with fitted wardrobes, and a family shower room featuring a shower cubicle, wash hand basin, WC, and wall-mounted heated towel rail. The property benefits from double glazing throughout.









## Key Features

- A beautifully presented, detached house within walking distance of Gleneagles Hotel
- Finished to an exceptionally high standard
- Four good sized bedrooms (main bedroom boasts en suite shower room, dressing room and French doors to a Juliet style balcony)
- Impressive open-plan living, dining, and kitchen area which opens out to an enclosed back garden.
- Family shower room
- Under-stair cupboard and a downstairs WC
- Easily maintained gardens, featuring a hot tub and a barbecue hut
- EPC - C



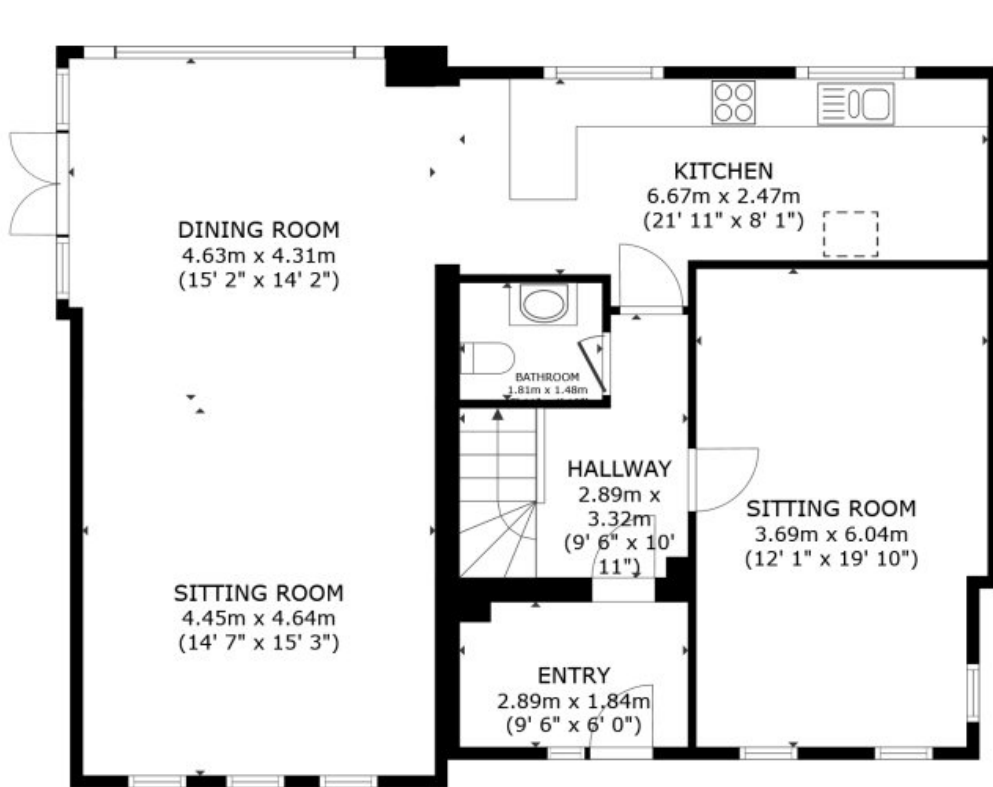
Auchterarder provides good day to day services including a supermarket, two butchers, bakery, post office, ironmonger, library, health centre and primary and secondary schooling, as well as a wide range of specialist shops. Nearby Gleneagles railway station provides daily services north and south, including a daily fast train to London King's Cross Station (taking 5.5 hours), Caledonian late sleeper service to London and commuting services to Edinburgh and Glasgow. Perth lies some 15 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station. The cities of Edinburgh and Glasgow can be reached in about a 45 minute car journey, and provide international airports, railway stations and extensive city amenities.



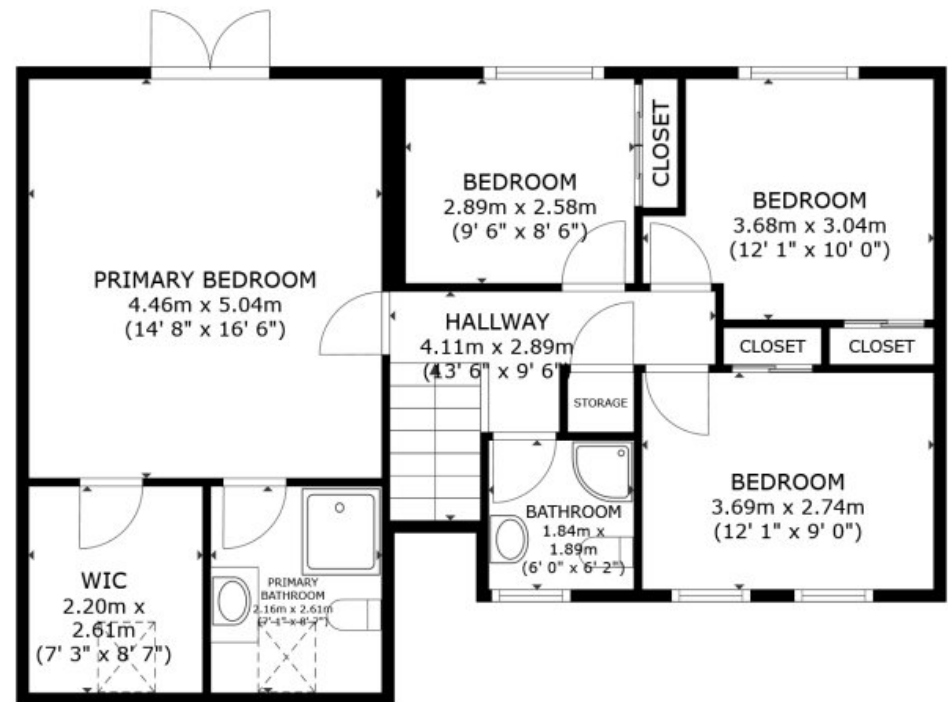
The easily maintained gardens enhance the outdoor living experience, featuring a hot tub and a barbecue hut in the back garden.

Airlie Court is superbly located near the charming Perthshire town of Auchterarder and the world-famous Gleneagles Hotel. The hotel offers an array of facilities, including three championship golf courses—The Kings, The Queens, and the PGA Centenary. Members have access to extensive leisure amenities such as a swimming pool, gym, spa, tennis courts, pitch and putt, and the 9-hole Wee Course. Additionally, there is an equestrian centre and a shooting school. The hotel also hosts various dining options, including the multi-award-winning 'Andrew Fairlie at Gleneagles,' a restaurant with two Michelin stars.





FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

GROSS INTERNAL AREA  
 FLOOR 1 98.5 m<sup>2</sup> (1,060 sq.ft.) FLOOR 2 78.3 m<sup>2</sup> (843 sq.ft.)  
 TOTAL : 176.8 m<sup>2</sup> (1,903 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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To find out more contact Clyde Property Perth: 26 George Street, Perth, Perthshire PH1 5JR T: 01738 507 070 E: [perth@clydeproperty.co.uk](mailto:perth@clydeproperty.co.uk)

