

**Keir House**, Auchterarder, PH3 1DR



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## Keir House, Auchterarder, PH3 1DR

- **Idyllic Setting:** Surrounded by stunning countryside.
- **Spacious Layout:** 5 bedrooms, 6 bathrooms, and 2 large reception rooms.
- **Architect-Designed:** High-quality build blending style and functionality.
- **Natural Light:** Bright, airy interiors creating a warm and inviting atmosphere.
- **Luxurious Finishes:** Exquisite materials and craftsmanship throughout.

Nestled within easy reach of the idyllic and picturesque town of Auchterarder, this stunning James Denholm-designed residence offers a truly luxurious lifestyle amidst the breathtaking beauty of the Scottish countryside. Thoughtfully designed to maximize comfort and space, this architecturally impressive home features 5 generously proportioned bedrooms, 6 elegantly appointed bathrooms, and 2 generous reception rooms—ideal for those who desire both refined living and exceptional privacy.

The accommodation is superbly spacious, bathed in natural light, and exudes a sense of tranquility throughout. Every corner of the property has been meticulously crafted with the finest attention to detail, ensuring that the high-quality design and build are as practical as they are aesthetically pleasing. From the seamless flow between rooms to the exquisite finishes and superior materials, this home is a fine example of contemporary design that effortlessly blends style, functionality, and sophistication. Set on approximately 1 acre of lush, private grounds, this property offers a true sanctuary of peace and seclusion. Manicured gardens, and the surrounding natural beauty create an enchanting atmosphere, allowing you to unwind in absolute tranquility. With sweeping vistas that frame this countryside retreat, it offers the perfect escape from the hustle and bustle of daily life, providing the ultimate retreat to reconnect with nature. Ample parking ensures plenty of space for family and guests alike. For equestrian enthusiasts, the property also comes with its own stable block for four horses and there is an adjacent paddock (separately owned and not included within the sale) extending to around 3 acres in size which can be available for lease.

- **Private Grounds:** Set on 1 acre of secluded, beautifully landscaped land.
- **Peaceful Retreat:** Serene surroundings with sweeping countryside views.
- **Ample Parking:** Space for multiple vehicles and horseboxes
- **Convenient Location:** Close to amenities, golf courses, and transport links.
- **Unique Opportunity:** A luxurious blend of privacy, elegance, and convenience.







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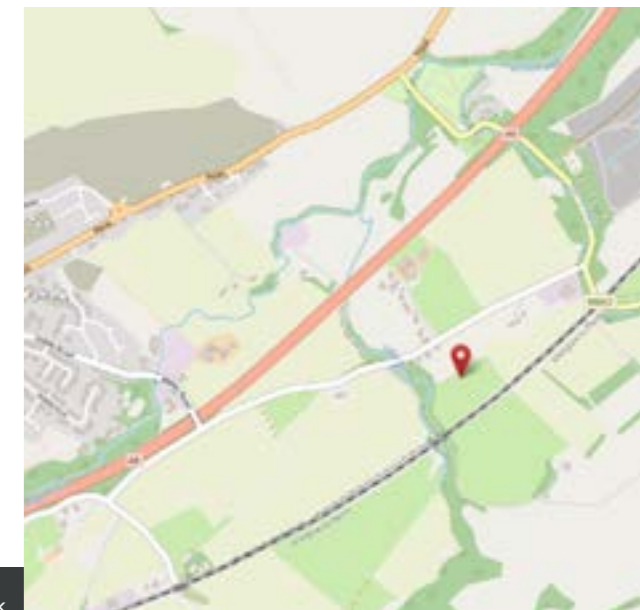
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### LOCATION

Auchterarder is situated nearby, with the High Street only a couple of miles away. The town provides good day to day services including a supermarket, two butchers, bakery, post office, health centre and primary and secondary schooling as well as a wide range of specialist shops. Nearby Gleneagles railway station runs daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Gleneagles Hotel offers a wealth of facilities including three championship courses: The King's, The Queen's and the PGA Centenary, which was the course venue for the 2014 Ryder Cup. Perth lies some 12 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 are both under 46 miles away by road, and provide international airports, mainline railway stations and extensive city amenities. Independent schools in Perthshire include Morrison's Academy and Ardreck in Crieff, Glenalmond just beyond; Craigclowan on the edge of Perth and Kilgraston and Strathallan near Bridge of Earn. Dollar Academy and Beaconsfield at Bridge of Allan are also within easy reach. The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of the Scottish countryside and observe the native wildlife. Close to Gleneagles are Drummond Castle Gardens, regarded as among the finest gardens in Europe.





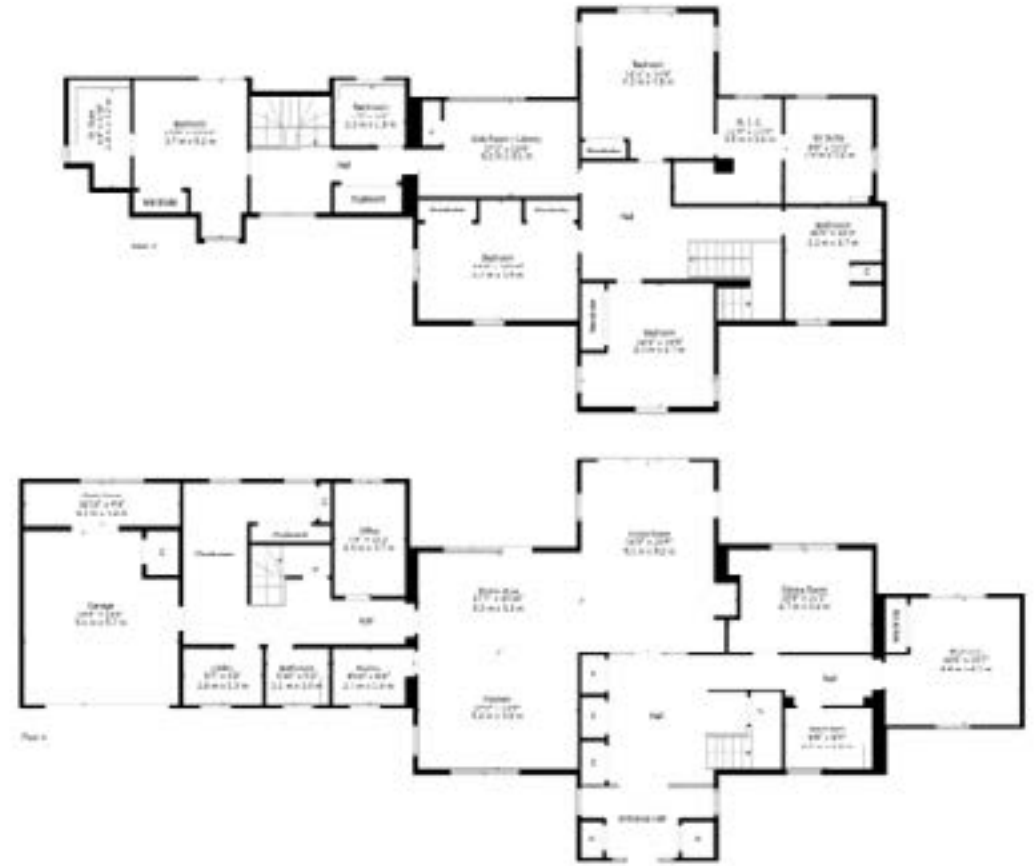


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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



**TOTAL: 4189 sq. ft. 389 m2**  
 FLOOR 1: 2251 sq. ft. 209 m2, FLOOR 2: 1938 sq. ft. 180 m2  
 EXCLUDED AREAS: GARAGE: 290 sq. ft. 27 m2, STORAGE: 77 sq. ft. 7 m2

All Measurements are calculated by Cubicle Technology - deemed not to be liable for not to be relied upon. Visit the website - <http://www.filmworx.co.uk>