

**Glenisla** Muirton, by Gleneagles, Auchterarder, PH3 1ND

  
**Possible**  
Making it Possible



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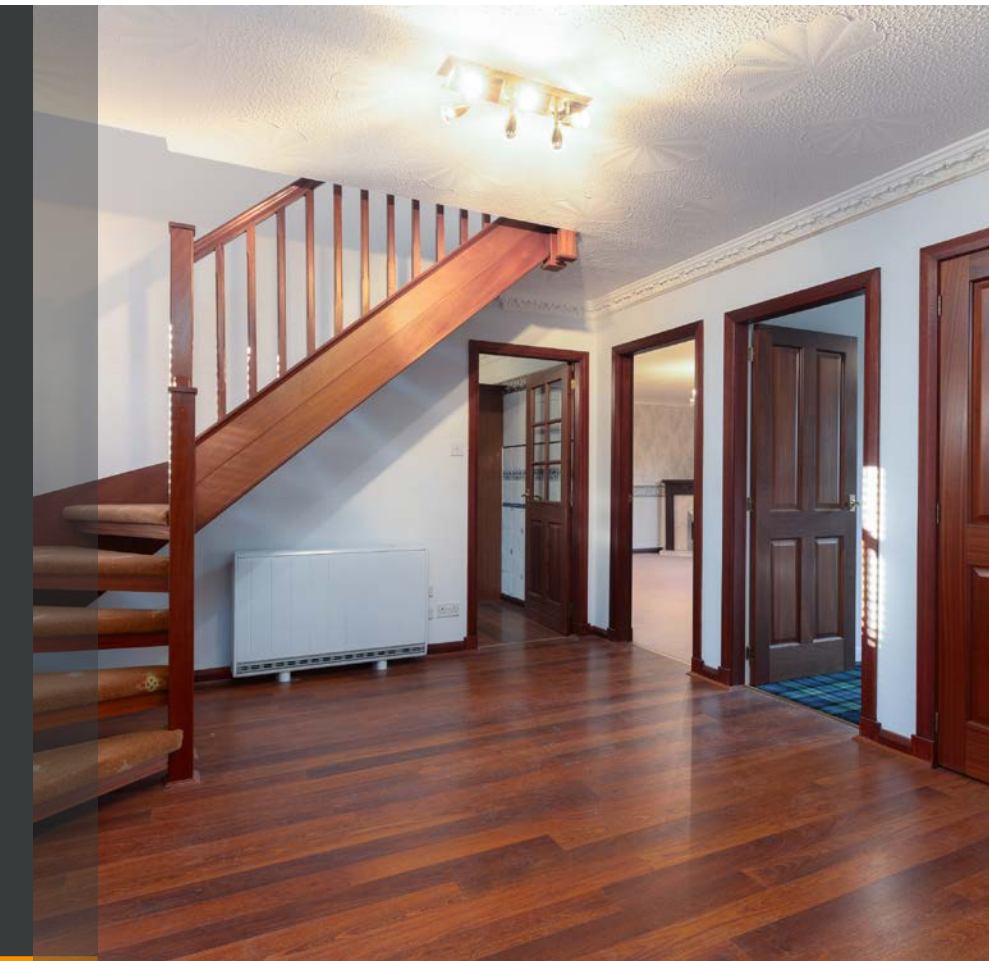
## Glenisla Muirton, by Gleneagles, Auchterarder, PH3 1ND

- Generous 4-bedroom home with over 2,200 sq ft of space
- Luxurious first-floor suite with en-suite and dressing room
- Spacious kitchen with adjoining dining area and lounge
- Separate sitting room
- Ground floor includes three bedrooms
- Large family bathroom and additional shower room
- Beautifully landscaped garden with a summerhouse
- Private driveway and double garage
- Highly desirable location near Gleneagles
- Perfect blend of rural charm and modern convenience

Welcome to Glenisla, a substantial, unique and versatile home situated in the highly sought-after Muirton area near Gleneagles. Offering over 2,200 square feet of accommodation across two levels, this property is ideal for families, those seeking a spacious retreat and for those looking to downsize or retire.

The ground floor is thoughtfully designed, featuring a well-fitted kitchen that flows seamlessly into a dining area and lounge plus an additional sitting room. A utility room and adjacent shower room add practicality. Three generous bedrooms are complemented by a large family bathroom. The first floor is home to a luxurious principal suite with its own en-suite, dressing room, and ample storage, offering privacy and tranquillity.

Externally, the property enjoys a beautifully landscaped garden with mature planting, a charming summerhouse, and a private driveway leading to a fantastic double garage. Located just minutes from Gleneagles, Glenisla combines rural serenity with accessibility to world-class amenities, creating a perfect balance of lifestyle and convenience.







Glenisla Muirton, by Gleneagles











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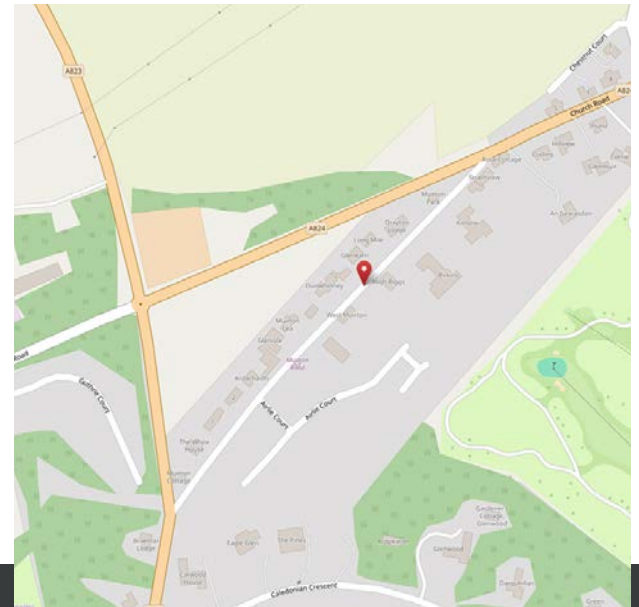






#### LOCATION

Nestled in the heart of Perthshire, Auchterarder is a charming town celebrated for its friendly community and thriving local businesses. Known as the “Lang Toun” for its mile-long High Street, the town boasts a mix of independent shops, cafes, and essential amenities. Its proximity to Gleneagles, a world-renowned luxury resort, adds to its appeal. Gleneagles offers unparalleled leisure facilities, including championship golf courses, a five-star hotel, and a range of fine dining options. The area is a haven for outdoor enthusiasts, with activities like fishing, hiking, and horse riding readily available. Excellent transport links, including a train station with services to Edinburgh and Glasgow, and easy access to the A9, make Auchterarder and Gleneagles well-connected hubs. The area’s mix of countryside tranquillity and luxury living makes it an ideal choice for those seeking an upscale lifestyle with convenient access to Scotland’s major cities.







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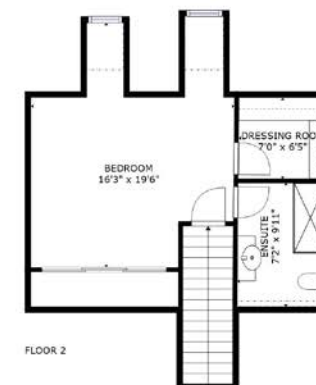


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1814 sq. ft, FLOOR 2: 432 sq. ft  
EXCLUDED AREAS: , GARAGE: 263 sq. ft  
REDUCED HEADROOM BELOW 1.5M: 27 sq. ft  
TOTAL: 2246 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

