



6 THE QUEENS CRESCENT

Auchterarder, Perthshire



A UNIQUE AND OUTSTANDING LUXURY TURNKEY HOME SITUATED IN THE EXCLUSIVE QUEEN'S CRESCENT FACING THE GLENEAGLES QUEEN'S COURSE WITH EXQUISITE VIEWS OF THE OCHIL HILLS BEYOND.

Summary of accommodation

Ground Floor: Entrance porch | Hallway | WC | Double bedroom with en suite shower room | Study | Dining kitchen with island | Chefs kitchen
Golf simulator and recreation room | Breakfast room (access to patio) | Drawing room (access to patio) | Family room (access to patio) | WC
Utility room | Boot room | Plant room | Covered purpose-built walk-down wine cellar

First Floor: Landing | Upstairs sitting room with access out to balcony | Principal bedroom with walk-in wardrobe, dressing room and en suite shower room
Double bedroom with en suite shower room | Utility room | Double bedroom with walk-in-wardrobe and en suite bathroom (separate shower)
Double bedroom with en suite shower room

Annexe (First Floor): Double bedroom | Family bathroom | Open-plan kitchenette and sitting room

Second Floor: Very large, open planned games room | Plant room | Two further store rooms | WC | Very easily converted into two or three extra bedrooms

Integral double garage with space for golf buggy | Electric front gates | Timber garden shed

Stunning landscaped gardens with formal lawns and colourful planted borders

Large rear covered patio terrace overlooking gardens and Queens golf course with the Ochil Hills beyond

Purpose-built tarmac golf buggy track with secure gated access directly onto buggy path to golf courses and hotel

About 0.68 Acres

Distances: Auchterarder 2.5 miles, Crieff 10 miles, Perth 21 miles, Glasgow 44 miles, Edinburgh 45 miles
(All distances are approximate)

SITUATION

6 Queens Crescent occupies one of the finest positions on Scotland's most exclusive residential address, Queens Crescent, a private road adjacent to the world-renowned Gleneagles Hotel. The development comprises just 14 substantial contemporary homes, each set within generous plots behind secure entrance gates. Residents benefit from the services of a dedicated concierge based in the Gate Lodge.

No. 6 is arguably one of the best, if not the finest, plots on the Crescent. Occupying a desirable corner position, it enjoys enhanced privacy and is one of only two properties with direct access onto the golf course.

Gleneagles is internationally recognised as one of the world's premier hotel and golfing destinations. No. 6 Queens Crescent enjoys magnificent views across the Queen's Course and also benefits from direct buggy access onto the course itself. In addition to the Queen's Course, Gleneagles is home to the world-famous PGA Centenary Course, designed by Jack Nicklaus and host venue for the 2014 Ryder Cup and the 2019 Solheim Cup. The estate also includes the acclaimed King's Course and a 9-hole PGA Academy Course.

Beyond golf, Gleneagles offers an exceptional range of amenities, including equestrian facilities, falconry, leisure and spa facilities, tennis, shooting and gundog schools and a superb selection of dining options, including the celebrated Andrew Fairlie restaurant, Scotland's only two-Michelin-starred restaurant.

The attractive market town of Auchterarder, just 2.5 miles away, provides an excellent range of everyday amenities, including independent shops, a supermarket, butchers, a bakery, a post office, a library, a health centre and both primary and secondary schooling.

Gleneagles railway station offers daily services north and south in addition to the Caledonian Sleeper service to London. Perth (21 miles) provides a comprehensive range of high-street shops, supermarkets, professional services and cultural attractions, including a concert hall, theatre, cinema, museum and art gallery. Crieff (10 miles), home to the renowned Crieff Hydro resort and Community Campus, offers further leisure facilities together with a selection of independent shops, cafés and restaurants.

The surrounding area is particularly well served by an excellent selection of independent schools, including Craigclowan Preparatory School, Strathallan, Kilgraston, Morrison's Academy, Ardvreck Preparatory School, Glenalmond College and Dollar Academy.

The house is perfectly placed for outdoor pursuits, with fishing, shooting, stalking, hill walking and cycling all readily accessible in the surrounding countryside. The ski slopes of Glenshee are approximately 1 hour and 20 minutes away by car.

Transport links are excellent, with the nearby A9 providing dual carriageway connections to Perth, Stirling, Edinburgh and Glasgow. Gleneagles railway station offers direct access to Scotland's main cities as well as the overnight sleeper service to London Euston. There is also a daily direct LNER service to and from London's Kings Cross Station.

Edinburgh Airport is approximately 48 miles away, and Glasgow Airport is approximately 53 miles away, both of which offer extensive domestic and international flight connections.





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No.6 Queens Crescent is situated on a very special corner plot extending to about 0.68 acres. The property was built in 2012 and was purchased by the current owner in 2024. Despite having been built to an excellent standard, the current owners have undertaken a comprehensive refurbishment of the property, including an extension to the rear to create a wow-factor covered patio area with a balcony above.

The works were carried out by Denholm Architects. A summary of the works carried out include complete rewiring and replumbing, installation of new flooring, new doors, new carpets and drapes, new window dressings, new kitchen, new bathrooms, installation of a state-of-the-art golf simulator room and complete redecoration throughout. Outside the gardens have been completely remodelled. No. 6 offers the very best of Queens Crescent, finished to an exemplary standard.

A covered portico entrance opens into the large entrance porch, then into a lovely hallway with a sweeping curved staircase, a galleried landing with glass balustrade above, and a central feature wood-burning stove. The hallway then opens up into the heart of the house, featuring three open-plan reception rooms including a family room (with wood burning stove), a drawing room and a breakfast room, all of which have amazing views out onto the gardens and golf course beyond as well as sliding doors out onto the elegant covered patio area.

The breakfast room flows straight into the lovely, recently fitted kitchen with black kitchen units, and a double Belfast sink, Miele integrated appliances including two dishwashers, and a breakfast bar beyond.





There is a second kitchen offering additional cooking facilities and storage, including a Wolf gas cooker. Steps lead down from the Breakfast room into a state-of-the-art Golf Simulator room. The ground floor includes a guest bedroom with en suite shower room. The rear hallway off the kitchen provides access to a hidden, temperature-controlled walk-in wine cellar below.



The stairs above give access to a self-contained annexe, including a double bedroom (with fitted wardrobes), a family bathroom (with separate shower), and a large open-plan kitchen with sitting room. The main staircase gives access to the first floor, with a galleried landing with glass balustrade overlooking the hallway. The other side of the landing is an upstairs sitting room with sliding doors leading to the balcony, offering views over the rear gardens and golf course. Beyond, the first floor includes four bedroom suites, including the principal suite which features a walk-in wardrobe, a separate dressing room, an en suite bathroom (with a separate shower), and direct access to the balcony. On the other side of the landing is a second bedroom suite, which also has direct balcony access. Stairs give access to the second floor, which has been floored and decorated and is predominantly used for storage by the current owners. The rooms could be repurposed for a multitude of uses going forward including further bedrooms if required. The accommodation is shown in full on the adjacent floor plan. The property benefits from timber sash-and-case double-glazed windows throughout, together with an underfloor ground-source heating system.





GARDENS AND OUTBUILDINGS

The property includes an integral double garage, which can be accessed directly from within the house. Refurbished by the current owners, it features a durable resin floor finish and an electrically operated garage door. Adjacent to the garage is a useful timber garden shed, providing excellent storage for gardening equipment, together with a separate log store.

Accessed via electrically operated entrance gates, a sweeping driveway leads to the front of the property. The front gardens comprise two well-maintained lawns bordered by attractive herbaceous planting, all enhanced by carefully positioned outdoor lighting.

A pathway leads around the side of the house to the fully enclosed rear garden. A particular highlight is the impressive covered patio terrace, providing a superb outdoor entertaining and dining space with ample room for seating and direct access into the house through large sliding glass doors.

Beyond the terrace, the rear garden is centred around a substantial level lawn, flanked on either side by beautifully stocked, colourful planted borders that provide interest throughout the seasons. The pièce de résistance is undoubtedly the tarmac buggy track which runs to the foot of the garden, providing direct and secure golf buggy path access through a gated entrance to the golf course beyond. This unique feature perfectly complements the property's exceptional position and unrivalled connection to its golfing surroundings.



GENERAL REMARKS

Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds.

Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
6 Queens Crescent	Owner occupied	Underfloor air source heating system (remove ground source heating system)	H

Directions: From Edinburgh or Glasgow take the M9 north past Dunblane and continue on the A9 dual carriageway towards Perth. Take the exit onto the A823 signposted Gleneagles Hotel. Pass the main entrance to Gleneagles Hotel on the left and continue to the mini roundabout. Turn left and continue for about ½ mile. The Queens Crescent is on the left-hand side.

What3Words: ///backswing.driven.storyline

Solicitors: Jameson & Mackay Solicitors, 71 High Street, Auchterarder, PH3 1BN. Tel: 01764 663830 Email: stephen.inglis@jamesonmackay.co.uk

Local Authority: Perth & Kinross Council, Pullar House, Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475000

Factor: Charles White Limited were appointed as the factors for the Queens Crescent development in January 2024. The management, maintenance and concierge costs for 2025 were approximately £850.00.

Entry: Entry is available by arrangement with the seller.

Household Contents: Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date: A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.





Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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