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Leading Perthshire Estate Agency

12 Airlie Court, Gleneagles Village, Auchterarder, PH3 1SA

Offers Over £450,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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12 Airlie Court, Gleneagles Village, Auchterarder, PH3 1SA

Many thanks for your interest with 12 Airlie Court, Gleneagles Village, Auchterarder, PH3 1SA.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

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We're open 7 days a  
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Registered Buyers



No obligation  
mortgage advice



Conveyancing  
Quotations



First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
Open Days

# About the Area

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Gleneagles Village is a highly regarded Perthshire address, set amid open countryside with the world-famous Gleneagles Hotel and Championship golf courses on the doorstep. The village offers a peaceful, leafy setting while remaining exceptionally well connected.

Nearby Auchterarder provides everyday amenities including supermarkets, independent shops, cafés, restaurants, schooling, medical services and leisure facilities. With easy access to the A9 and a rail station at Gleneagles, commuting to Perth, Stirling, Edinburgh and Glasgow is straightforward. The area is ideal for outdoor and country pursuits, from walking and cycling to equestrian and golf, all framed by the rolling Ochil Hills. A desirable blend of rural lifestyle and modern convenience.







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# Property Summary

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Set in a peaceful cul-de-sac in sought-after Gleneagles Village, 12 Airlie Court is a three-bedroom detached home with a standout plot and huge potential.

The house offers a solid, well-proportioned layout with a generous lounge/dining room, kitchen leading to a bright sunroom, ground-floor shower room.

Three good bedrooms are located on the 1<sup>st</sup> floor with bedroom 1 enjoying open views across PGA golf course and on to the Ochil Hills — a brilliant wake-up backdrop and a reminder of just how special this setting is.

Outside, the space really shines: a broad driveway, integral garage and a large, enclosed garden with plenty of room for entertaining, play, or future development. It's a home you can live in straight away, but one that also invites modernisation or extension for anyone looking to create something exceptional (subject to consents).

All this in a prime village location a stone's throw away from Gleneagles Hotel and world-class golf, with Auchterarder close by and fast links to Perth, Stirling and beyond.

A rare chance to secure a detached home here, with views, plot, and real scope to add value.



# Key property features

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- ✓ Development opportunity
- ✓ Private location
- ✓ Private gardens
- ✓ Great potential
- ✓ Sought after area
- ✓ Close to Gleneagles
- ✓ Chain free
- ✓ Ideal family home
- ✓ Amenities close by
- ✓ Quiet location



















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue overlay. The text is centered in the upper half of the image.

# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

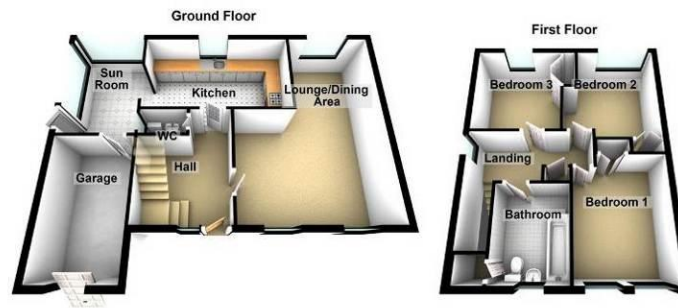


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# Floorplans

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# Property Room Sizes

## ENTRANCE HALL

11' 5" x 6' 6" (3.48m x 1.98m)

## SHOWER ROOM

5' 8" x 5' (1.73m x 1.52m)

## LOUNGE/DINER

21' 6" x 12' 6" (6.55m x 3.81m)

## KITCHEN

12' 8" x 8' 2" (3.86m x 2.49m)

## SUN ROOM

11' 6" x 6' 8" (3.51m x 2.03m)

## LANDING

13' 3" x 4' (4.04m x 1.22m)

## BEDROOM

12' 7" x 9' (3.84m x 2.74m)

## BEDROOM

10' 8" x 10' 1" (3.25m x 3.07m)

## BEDROOM

9' 5" x 8' 5" (2.87m x 2.57m)

## BATHROOM

6' 1" x 6' (1.85m x 1.83m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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