

GLENRUTHVEN MILL DEVELOPMENT ABBEY ROAD, AUCHTERARDER PH3 1DP

HARPER & STONE
ESTATE & LETTING AGENTS





GLENRUTHVEN MILL DEVELOPMENT ABBEY ROAD

AUCHTERARDER, PH3 1DP

PROPERTY FEATURES

- Incentives Available
- 7 Luxury Family Homes For Sale / Now available for reservation
- 4 and 5 Bedroom Detached Homes
- Flexible Modern Family Living Space
- Luxurious High Quality Finishes Throughout
- Plot 7 - Complete
- Plot 5 & Plot 6 - Due for completion October 2026
- Plot 4 - Due for completion November 2026
- Plot 3 - Due for completion December 2026
- Plot 1 & Plot 2 - Due for completion early 2026

Harper & Stone are delighted to present to the market this luxury development of 7 executive family homes built by S Ewing & Sons Developments Limited. There are three house types, each with its own bespoke layout suitable for the needs of modern family living. Set on generous plots with front and rear gardens.

Completions from October 2026 onwards

'THE FAIRLIE' - HOUSE TYPE 1 (PLOTS 5 & 7)

House Size: 292 SQM / 3,142.86 SQ FT

Ground Floor: Entrance Hall, Lounge, Breakfasting Kitchen, Dining Hall, Library, Shower Room, Storage, Utility Room & Plant Room, Integral Double Garage

First Floor: Landing, Principal Bedroom with Ensuite Bathroom & Dressing Room, Bedroom 2 with Ensuite Shower Room, Bedroom 3 with Ensuite Shower Room, Bedrooms 4 & 5, Family Bathroom

The Fairlie will be sure to impress, with a grand double front door entrance and central staircase. With 5 bedrooms and 3 reception rooms as well as an integral double garage, this bespoke property will be one of its kind. The openness and glazing features of the property allow natural light to flow throughout, enhancing the space beautifully. The breakfasting kitchen and lounge areas are a delightful family space, and the dining area provides bifold doors to the patio to make alfresco dining an obvious option during the warmer months. Off the galleried first floor landing, the Principal Suite is positioned above the garage, essentially its own wing of the property, and provides fantastic storage within the dressing area as well as an ensuite bathroom with a separate shower cubicle. Two of the remaining four bedrooms also provide ensuite shower room facilities, in addition to the family bathroom.

'THE HALDANE' - HOUSE TYPE 2 (PLOTS 2,3,4 & 6)

House Size: 252.86 SQM / 2,721.76 SQ FT

Ground Floor: Foyer, Open Plan Lounge & Breakfasting Kitchen, Dining Room, WC, Utility Room, Plant Room, Storage, Integral Double Garage.

First Floor: Landing, Principal Bedroom with Ensuite Bathroom & Dressing Room, Bedroom 2 with Ensuite Shower Room, Bedroom 3, Bedrooms 4, Bedroom 5 with Ensuite Shower Room, Family Bathroom, Storage.







GLENRUTHVEN MILL DEVELOPMENT

ABBEY ROAD

The Haldane provides 5 bedrooms and 2 reception rooms on the ground floor level, one of which is a fantastic open plan breakfasting kitchen and lounge area, with bifold doors opening to the patio. Bifold doors also open from the dining room, which can be accessed from the kitchen, making alfresco dining and entertaining a breeze. The first-floor bedroom quarters are not limited by any means, with the Principal Suite providing a large dressing room and ensuite bathroom with separate shower cubicle. Two of the remaining four bedrooms also benefit from ensuite shower room facilities, in addition to the family bathroom. A double garage is conveniently positioned with integral access via the utility room.

'HALDENE HOUSE' - HOUSE TYPE 3 (PLOT 1)
House Size: 223.39 SQM / 2,404.55 SQ FT (plus garage and annexe)

Ground Floor: Entrance Hall, Formal Lounge, Open Plan Breakfasting Kitchen & Family Room, Dining Hall, Utility Room & Plant Room, Shower Room, Storage.
First Floor: Landing, Principal Bedroom with Ensuite Shower Room & Dressing Room, Bedrooms 2 & 3 with Jack & Jill Ensuite Shower Room, Bedroom 4, Family Bathroom.

Haldene House is an impressive 4-bedroom property, with a grand double front door entrance with cathedral glazing feature above and central staircase. The 3 reception rooms on the ground floor are designed with modern family living in mind, with a stunning open plan breakfasting kitchen and family room with utility room off, a separate dining hall as well as a formal lounge. Conveniences such as a ground floor shower room with ample storage are thoughtful benefits of the property. The central staircase leads to the first-floor galleried landing with a sitting area. A luxury Principal Suite provides a walk-through dressing room to the ensuite shower room. Two of the remaining bedrooms share a Jack and

Jill en suite shower room, and finally the family bathroom provides a bathtub with a separate shower cubicle.

LOCATION
Auchterarder, known as 'The Lang Toun' due to its 1 ½ mile long High Street, lies north of the Ochil Hills and south west of the city of Perth within Perthshire. The town is rich in history and is most well known for being home to the Gleneagles Hotel with its three golf courses. The High Street is laden with independent shops and cafes, attracting visitors year-round. Commuters will find the closest railway station at Gleneagles Train Station, only 2 miles away. Edinburgh is within an easy distance of only 31 miles, Glasgow roughly 45 miles, and Dundee about 35 miles.

There is also a low-cost Community Bus Service available within the town.

AMENITIES
Within Auchterarder, there is a Co-op and Budgens for daily essentials, with larger supermarket chains such as Tesco, Morrisons and Aldi being located in Perth. Perth has a wealth of amenities, including a shopping centre, restaurants, petrol stations and historical attractions.

SCHOOL CATCHMENT
Primary & Secondary School: The Community School of Auchterarder.
Private School: Dollar Academy 16 miles South, Strathallan School 11.9 miles, Morrisons Academy 10.1 miles.

Please note that the images for House Type 1 depict photographs of the completed property at Plot 7. All other images are CGI and are a representation only of the property types 2 & 3.

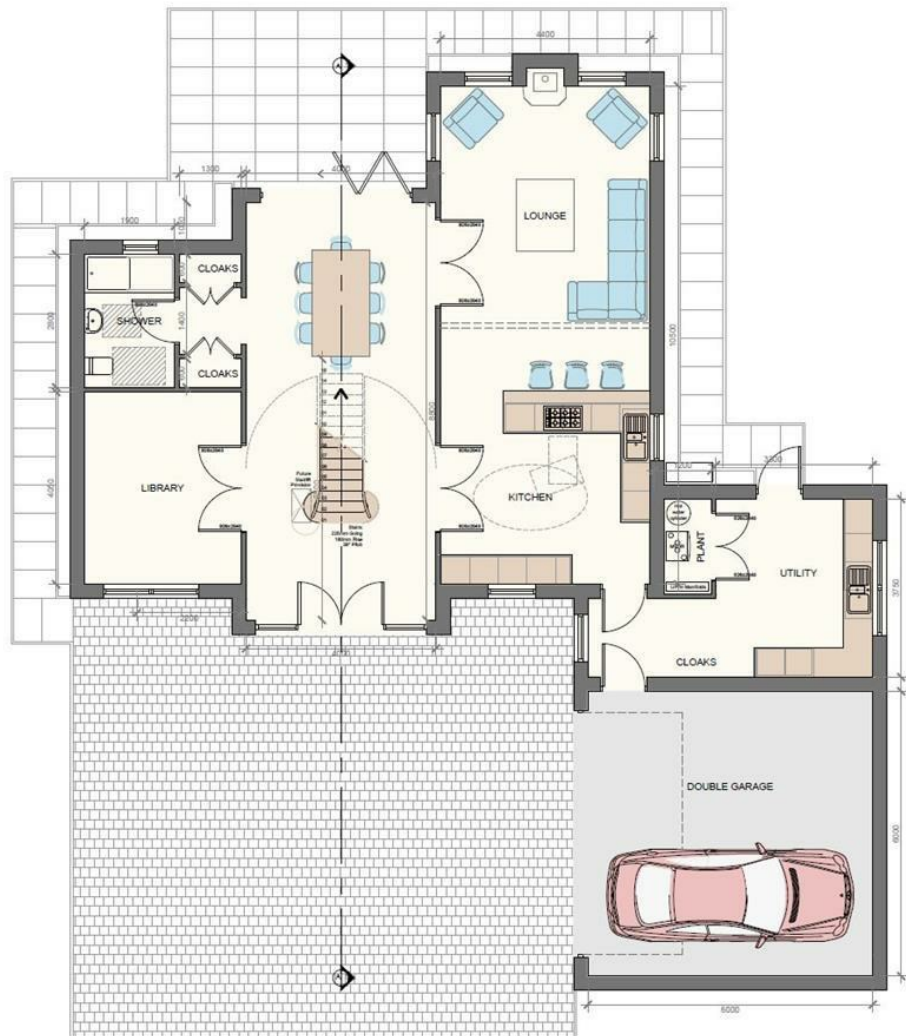
Council Tax Band: New build, rate not yet available
EER Band TBC
Water: Mains
Sewage: Mains
Heating: Air source heat pump

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. Any 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 a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





Ground Floor Plan:



First Floor Plan:

