



11 Airlie Court Gleneagles Village, Auchterarder
Asking price £280,000

 REID
ESTATES

Home Report valuation £280,000

This a beautiful three bedroom detached house in Gleneagles Village, minutes from the world renowned Gleneagles Hotel and Golf Resort. Gleneagles has three golf courses, the King's, Queen's and the PGA championship course. Why would you buy a timeshare when you can have your own house!

Auchterarder known as The Lang Toon, is in walking distance and has some exclusive shops, delicatessen, butcher, general stores etc. There is also a health centre, hospital, dentist, pharmacist, bank post office. There is a community school for nursery, primary and secondary pupils. Private schools include Ochil Tower, Ardvreck, Morrisons, Craigclowan, Strathallan, Glenalmond and Kilgraston a short drive away.



Reception Hall 6.2 x 2.2 (20'4" x 7'3")

Entered by a part double glazed UPVC door with glazed side panel. Inset coir door mat. Large storage cupboard with hanging rail and shelved and light, ideal for coats, Hoover etc.

Doors leading to Lounge, Dining Room, Shower Room.

Electric storage heater with ornate radiator cover. Slate flooring by Fired Earth with under-floor heating. Cornice. Beautiful bespoke fully lined blinds.

Sun Lounge 2.5 x 3.6 (8'2" x 11'10")

Lovely bright room with large window overlooking the front garden. Also two velux windows allowing in plenty of natural day light. Two ornate wall lights. Dimplex wall electric heater. Original floorboards which have been sanded and stained.

A lovely room for relaxing! Cornice. Double solid doors entering lounge. Fully lined bespoke blinds.

Lounge 6.5 x 3.8 (21'4" x 12'6")

This room is entered from the reception hall with doors entering sun lounge and dining room. There are French doors leading out on to the patio area in the rear garden. Feature log burning stove on a slate hearth and with ornate slate tiling behind. Cornice. Two pendant lights. Original floorboards which have been sanded and stained. A great room for entertaining!

Dining Room 3.7 x 3.0 (12'2" x 9'10")

Another bright room with ample room for free standing furniture. Doors to lounge and reception hall. French door leading out on to patio area in rear garden. Beautifully decorated with painted walls to dado height with trendy wallpaper above. Central pendant light. Slate flooring with under floor heating..

Kitchen 3.7 x 2.6 (12'2" x 8'6")

Modern kitchen in cream with oak handles. Ample wall and base units, drawers and two display units. Solid oak worktops with tiling by Fired Earth behind. Belfast sink by Franke with Franke mixer tap. Extractor canopy. Room for a slot in cooker and dishwasher. Integrated wine rack. Dimplex wall heater. Central pendant light. Brick effect flooring by Fired Earth with under-floor heating.

Utility 2.8 x 1.3 (9'2" x 4'3")

This room houses the electric fuses etc. Entered from the kitchen and garage. Plumbing for an automatic washing machine and space for a tumble dryer.

Shower Room 1.9 x 1.6 (6'3" x 5'3")

This room is on the ground floor. Three piece suite consisting of corner shower with an electric shower within. Close coupled WC. Ornate wash hand basin inset in vanity unit with cupboard below. Mirrored cabinet with light above the wash hand basin. Chrome ladder style towel rail. Fully tiled with under-floor heating. Extractor fan.

Upper Landing 4.1 x 1.0 (13'5" x 3'3")

Bright landing with east facing window. Doors to master bedroom, further two bedrooms, bathroom and airing cupboard. The airing cupboard houses the hot water tank and is shelved for storing linen. Storage heater with ornate radiator cover.

Master Bedroom 3.8 x 2.7 (12'6" x 8'10")

This double room is situated to the front of the property, with two south facing windows. Mahogany fitted wardrobes with hanging rails, shelves and drawers giving ample storage space. Laminate wood flooring. Electric wall heater. Central pendant light. Hatch to partially floored loft.

Bedroom 2 3.8 x 2.6 (12'6" x 8'6")

This double room is north facing with a double window overlooking the rear garden. Light oak fitted wardrobes with hanging rail, shelves and drawers. Electric wall heater. Central pendant light. Laminate wood flooring.

Bedroom 3 3.5 x 2.6 (11'6" x 8'6")

Another double room to the north with double window overlooking the rear garden, allowing in plenty natural day light. Electric wall heater. Laminate wood flooring. Central pendant light. Room for free standing furniture.

Bathroom 2.0 x 1.9 (6'7" x 6'3")

Three piece suite consisting of steel lined bath with mixer tap. Back to wall WC in vanity unit with counter top wash hand basin with mixer tap. Opaque window to the south. Chrome ladder style towel rail. Inset large wall cupboard with light and decorative leaded glass door. Ideal for children for during the night as it can be used as a night light. Fully tiled with under-floor heating. Tiles by Fired Earth.

Garage 4.2 x 2.8 (13'9" x 9'2")

Single garage with light and electric roller style door. Concrete screed floor. Cold water tap.

Front Garden

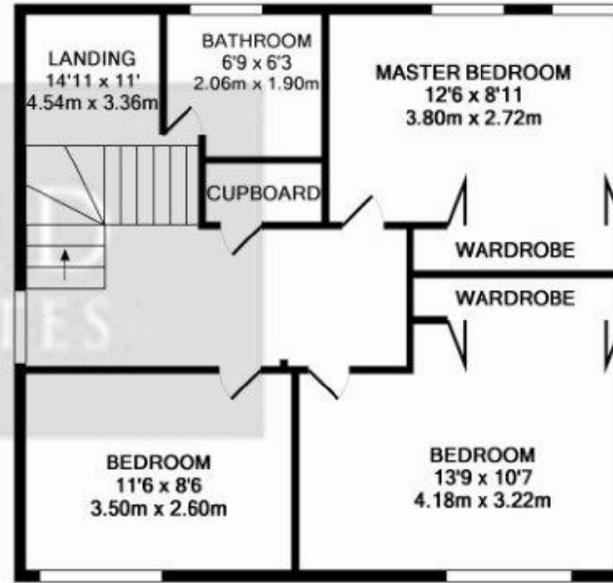
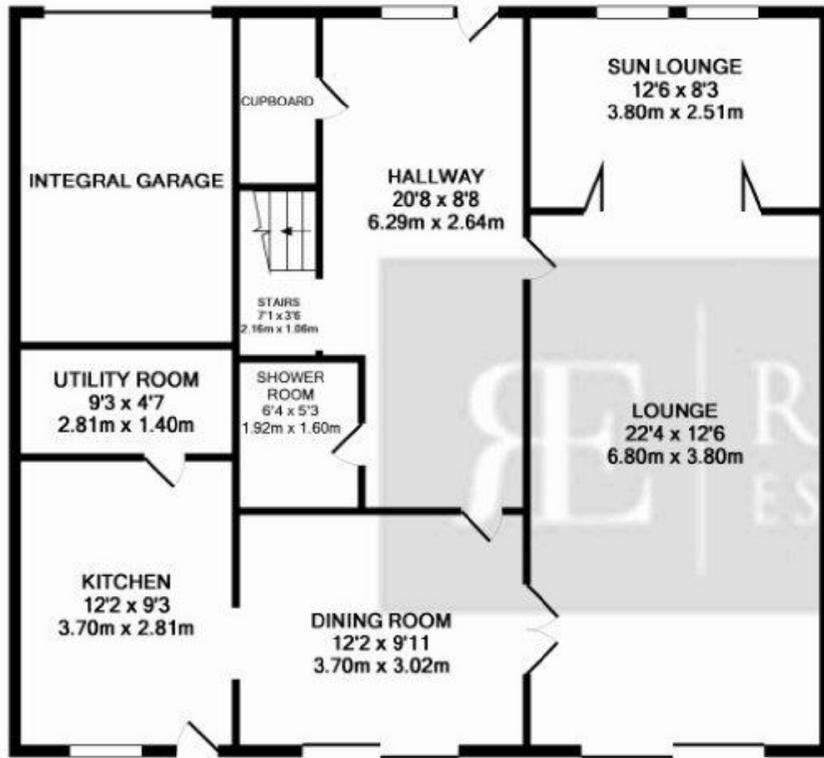
Tarmac driveway leading to garage. Slabbed walkway around the house. Small lawned area with flower and shrub borders. Easily maintained.

Rear Garden

Mainly laid to lawn with shrub and flower borders. Patio are outside lounge, dining room and kitchen. Garden shed. This is an enclosed garden and is not overlooked.







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 82-100 A	
81-91 B		71-81 B	
69-80 C		59-70 C	
55-68 D		45-58 D	
49-54 E		39-44 E	
41-48 F	30	31-38 F	37
35-40 G		21-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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