



Windsole, Auchterarder  
Offers in the region of £450,000

 REID  
ESTATES

A hidden Gem! Deceptively spacious detached house situated in Auchterarder which lies in the Strathearn Valley. The town has individual shops, primary and secondary school, cottage hospital, the world famous Gleneagles Hotel and Golf Resort which also has an Equestrian Centre and Spa. The house is set in 0.50 acre of beautiful landscaped gardens, and must be viewed to appreciate the large sized rooms and picturesque views. The Home Report value is 450K, however since then the roof has been renewed and re-tiled, soffits and extra insulation have also been installed. A new en-suite has been put in the master bedroom.



### **Vestibule 3.19 x 1.14 (10'6" x 3'9")**

The house is entered by steps leading up to the front door into the Vestibule which has a wood and double glazed fascia to the front and rear allowing in natural daylight. Radiator, down-lights, tiled flooring, wood and glazed door leading into Reception Hall.

### **Reception Hall 3.17 x 2.71 (10'5" x 8'11")**

Large bright and welcoming Reception Hall with tiled floor and radiator, telephone point, door leading to Vestibule, Dining Room, Triple Aspect Lounge

### **Hallway 10.39 x 1.0 (34'1" x 3'3")**

This Hallway leads to the bedroom wing. Radiator, down-lights, doors leading to Study/Bedroom, Master En-Suite, two further Bedrooms, Family Bathroom. There are two large storage cupboards in this Hallway.

### **Triple Aspect Lounge 6.62 x 6.39 (21'9" x 21'0")**

A magnificent size lounge with triple aspect, west and east facing windows, south facing large patio doors leading out to the terrace with views over the beautiful garden grounds and towards the Ochil Hills. Inset valor Logstation living flame gas fire set in raised modern hearth with marble shelf above, two ceiling lights consisting of a five brass and opaque glass and a triple brass and opaque glass, two radiators, picture light, cornice, wooden curtain poles, Sky TV, carpet flooring. A great room for entertaining!

### **Dining Room 3.94 x 3.32 (12'11" x 10'11")**

Spacious room with north facing window, ample room for dining room furniture, electric brushed steel pebble effect fire, brushed brass five candlelight, cornice, radiator, brass curtain pole, 15 pane wood and glass door leading into kitchen

### **Kitchen 6.59 x 3.0 (21'7" x 9'10")**

Large kitchen/breakfast room with ample Moben wall and base units





and drawers, laminate worktops with tiled splashbacks, inset Neff electric four ring hob with extractor canopy above and electric grill and oven underneath, integrated Neff dishwasher, under counter fridge, 1½ bowl stainless steel sink with drainer and mixer tap, two south facing windows, wooden curtain poles, two quadruple spotlights and one triple wall spotlight, laminate flooring, walk in storage cupboard housing the boiler, radiator, doors to Dining Room, Utility and rear Hallway, ample room for table and chairs.

### **Utility Room 2.83 x 2.73 (9'3" x 8'11")**

This room has a west facing window, Belfast sink with cupboards below and laminate worktop, Ideal boiler, chest deep freeze, Candy automatic washing machine, centre pendant light, laminate wood flooring.

### **Rear Hallway 3.26 x 1.14 (10'8" x 3'9")**

Door leading out to the west side of the house, walk in storage cupboard with shelves and hatch to attic, cloakroom and garage, stainless steel centre light, laminate wood flooring.

### **Cloakroom 2.83 x 1.91 (9'3" x 6'3")**

Opaque window facing west, two piece suite consisting of pedestal wash hand basin with mirror and light, shaver socket, low level traditional WC, centre pendant light, laminate wood flooring.

### **Master Bedroom 5.19 x 3.96 (17'0" x 13'0")**

Large bright double room with large south facing window overlooking the beautiful gardens and beyond, two double deep fitted wardrobes with hanging rail and shelf, fitted dressing table with mirror behind and drawer storage below, telephone point, TV point, wooden curtain pole, radiator, carpet flooring, Free View Television.

### **En Suite 1.71 x 2.0 (5'7" x 6'7")**

Three piece suite all new consisting of back to wall WC, pedestal wash hand basin with light and shaver point above, walk in tiled



shower cubicle with Heatstore electric shower, tiled to dado height, tiled floor with under floor heating, east facing opaque window, centre light, ladder style heated towel rail.

**Bedroom 2 4.30 x 2.97 (14'1" x 9'9")**

Double room with large north facing window, deep fitted wardrobe with hanging rail and shelf, TV point, Free view television, curtain pole in wood, Louvre blind, radiator, centre pendant light, carpet flooring, ample room for twin beds or double bed.

**Bedroom 3 4.23 x 4.0 (13'11" x 13'1")**

Another good size bedroom with large south facing window, two deep double fitted wardrobes with hanging rail and shelf, fitted dressing table with mirror behind and drawers underneath, triple stainless steel and opaque glass centre light, two wall lights, TV point, Free View Television, radiator, wooden curtain pole.

**Bedroom 4/Study 2.96 x 2.35 (9'9" x 7'9")**

This room is currently being used as a Study, but could easily be a single bedroom. It has a north facing window with views of the front garden, Venetian blind, triple stainless steel and glass spot-light, radiator, carpet flooring, TV point, Sky Television.

**Family Bathroom 2.96 x 2.62 (9'9" x 8'7")**

A good size bathroom with north facing window, four piece suite consisting of close coupled WC, pedestal wash hand basin with mirror above, bath, double size walk in shower cubicle with mains shower, alcove with display shelf and mirror behind and cupboard underneath, stainless steel curtain pole, tiled to dado height, radiator, down-lights, laminate wood flooring.

**Linen Cupboard 0.55 x 0.85 (1'10" x 2'9")**

Houses electric meter and fuse box, shelved for linen, light, carpet flooring.



### **Storage Cupboard 1.0 x 0.83 (3'3" x 2'9")**

Shelved useful storage cupboard, carpet flooring.

### **Garage 5.99 x 5.15 (19'8" x 16'11")**

Large double garage with electric up and over door, room for storage with power and light, steps up to enter rear hallway, down-lights, concrete screed floor.

### **Garden**

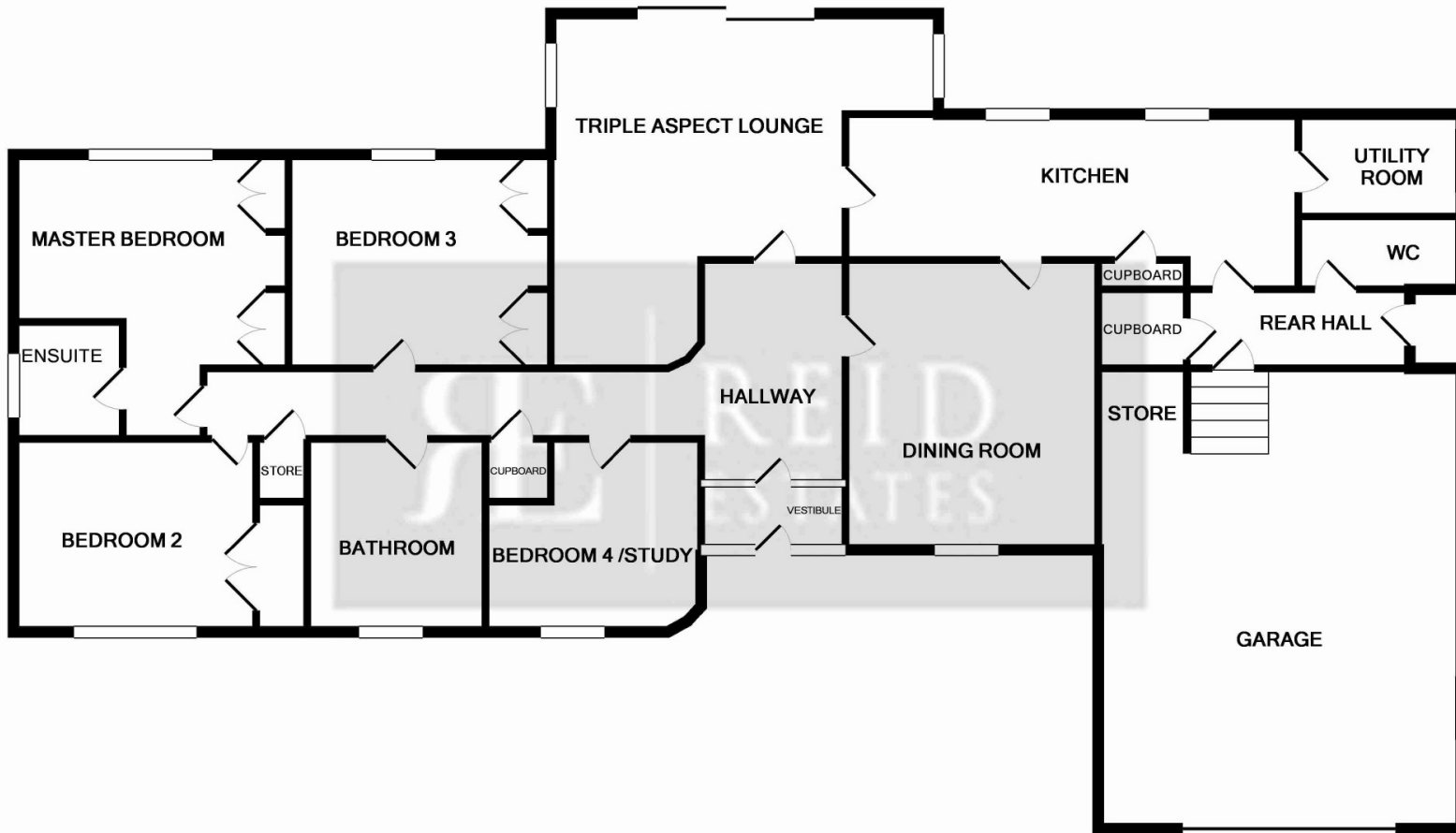
The front garden is mostly laid to lawn with hedging, conifers and shrub borders. There is a shared gravelled driveway, outside water tap, lighting and security lighting. The rear garden is beautifully done with terraces, patios, vegetable garden, shed, 2 greenhouses with light and power. A grape vine on the south facing wall to allow you to make your own wine! This garden has to be seen to appreciate it. The garden is easily maintained. There is also a cellar accessed from an external door with power and light.



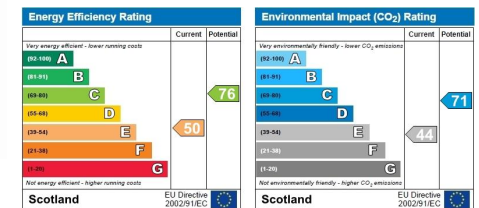








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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