



25 Airlie Court, Gleneagles Village, Perthshire

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25 Airlie Court Gleneagles Village, Gleneagles, Perthshire PH3 1SA

An attractive property with garden in the desirable Gleneagles Village.

Gleneagles Station 0.5 miles, Stirling 19 miles, Perth 17 miles, Edinburgh 41 miles

Porch | Entrance hall | Sitting/dining room
Garden room | Office/Bedroom 4 | Kitchen/
utility room | 3 Bedrooms | Family bathroom
Shower room | Garden | EPC rating E

The property

25 Airlie Court is an attractive family home offering over 1,500 sq. ft. of light-filled and versatile accommodation, arranged over two floors. The grassed and wooded area adjacent to 25 Airlie Court is communal and owned by the residents of Airlie Court.

The bright entrance porch with its useful fitted store cupboard opens via double doors into the main hallway and on to a turned stairway to the first-floor level. From here is a modern ground-floor shower room. The sitting/dining room with its bay window and south-westerly aspect offers the ideal space to entertain and relax, and from here there is access into the light-filled adjacent family/dining room, with double doors to the garden and to the patio. The kitchen/utility room comprises a wide range of wooden cabinetry and worksurfaces, with ample space for dining, a door to the garden, dual sinks and various appliances. Completing the floor is the well-sized and converted office.

The first-floor landing branches off on to three peaceful and well-proportioned bedrooms, all with built-in wardrobes, which are well-served by the family bathroom.

The loft is partly floored and has a Ramsay Ladder.

Outside

A communal tree and shrub-lined driveway leads up to the front elevation, with a gravelled and paved pathway up to the main entrance. An expanse of lawn interspersed with mature trees and shrubs sits to the south-westerly aspect, with the enclosed rear garden featuring a further level lawn with shrubs.

Location

The sought-after Gleneagles village with its train station, eateries, bars, world-famous golf courses, 5-star Gleneagles Hotel and two-star Michelin restaurants enjoys access to a wealth of open countryside ideal for outdoor pursuits including walking, riding and cycling.

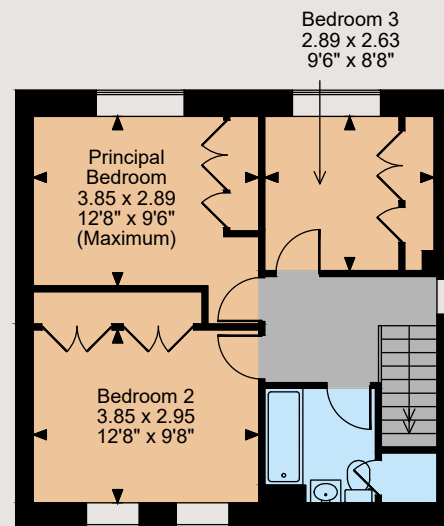
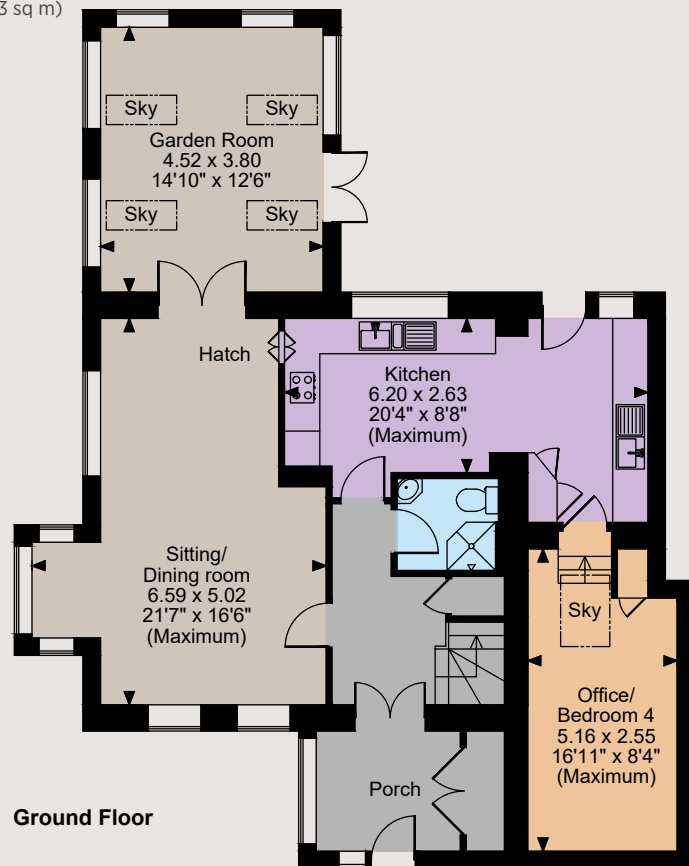
Neighbouring Auchterarder offers a wide range of shops, health facilities and two supermarkets.

Both Stirling and the historic city of Perth are within easy reach, providing a comprehensive range of recreational, shopping, cultural and educational facilities. Convenient road links are accessible via the nearby A9 and M90.





Floorplans
Airlie Court, Gleneagles Village
Internal area 1,544 sq ft (143 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Postcode: PH3 1SA
what3words: ///square.tripods.glaze

General

Local Authority: Perth & Kinross
Council Services: Electricity mains, water mains, drainage mains, heating electric.
Council Tax: Band F
Fixtures and Fittings: By separate negotiation.
Tenure: Freehold
Offers over: £450,000

Perth

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