

Auchterarder Residential Development

- 7 Luxury family homes for sale
- 4 and 5 bedroom detached homes
- Luxurious high quality finishes throughout
- Now available for purchase
- Prices from £795,000
- Contact Harper & Stone for plot completion dates



A luxury development by
S Ewing & Sons Developments Limited

Glenruthven Mill Development, Abbey Road, Auchterarder PH3 1DP

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.



PLOTS AND HOUSE TYPES

Plot	House Type	Plot Size (SQ FT/SQ M)	House Size (SQ FT/SQ M)
1	Haldene House	7,405.57/688.00	2,404.55/223.39
2	The Haldane	6,630.57/616.00	2,721.76/252.86
3	The Haldane	5,812.51/540.00	2,721.76/252.86
4	The Haldane	5,726.40/532.00	2,721.76/252.86
5	The Fairlie	7,158.00/665.00	3,142.86/292.00
6	The Haldane	5,381.96/500.00	2,721.76/252.86
7	The Fairlie	7,653.14/711.00	3,142.86/292.00



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

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.



Kitchen



Exterior

'THE FAIRLIE' - HOUSE TYPE 1

Ground floor room sizes:

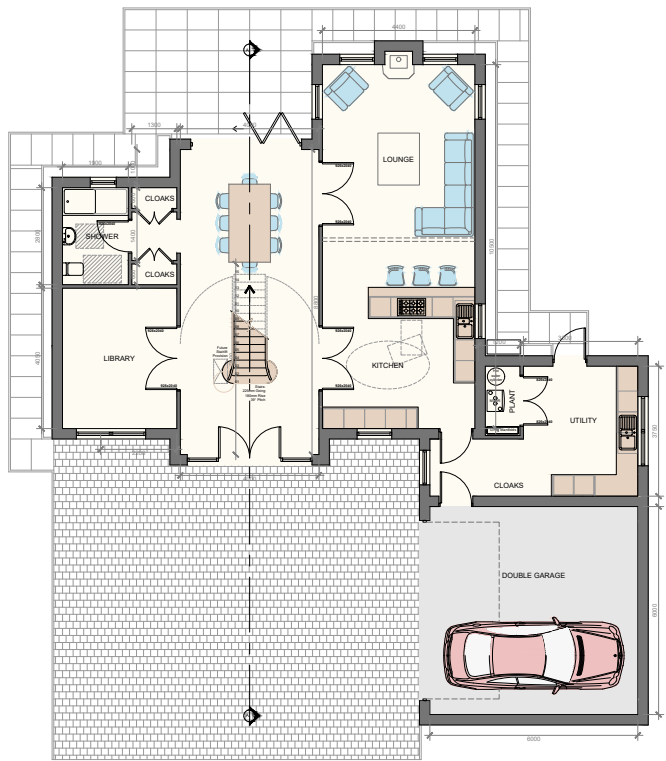
	SQ M	SQ FT
Lounge	21.78	234.46
Kitchen	23.08	248.43
Foyer	13.68	147.25
Dining Room	19.15	206.13
Library	12.86	138.42
Bathroom	5.00	53.82
Utility/ Cloak	21.49	231.32
Garage	35.04	377.17
Clocks 1 & 2	1.84	19.81
Other (i.e. Circulation)	1.85	19.91
Total	155.77	1,676.49

First floor room sizes:

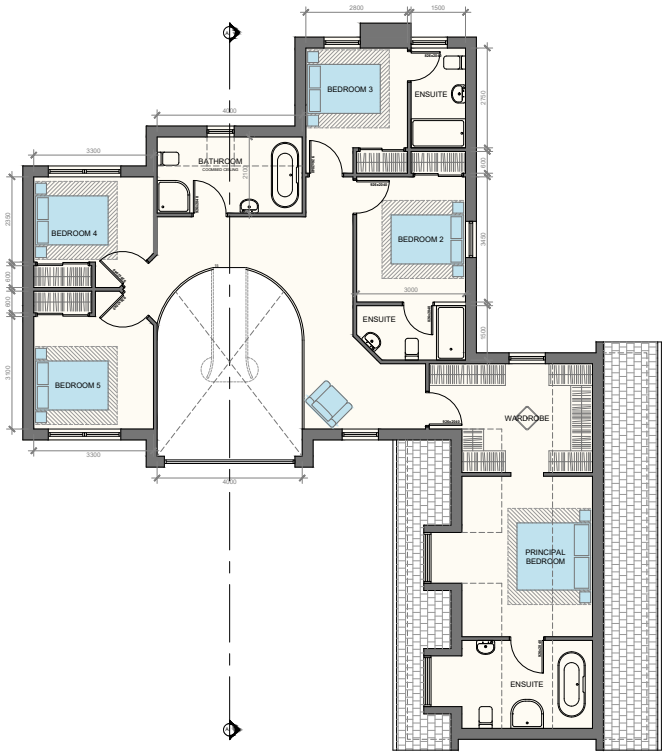
	SQ M	SQ FT
Principle Bedroom	19.58	210.76
Ensuite	10.34	111.51
Wardrobe	13.14	141.44
Bedroom 2	9.81	105.59
Ensuite 2	2.80	30.14
Wardrobe 2	0.87	9.36
Bedroom 3	9.09	97.84
Ensuite 3	3.84	41.33
Wardrobe 3	0.84	9.04
Bedroom 4	9.62	103.55
Bedroom 5	12.05	129.71
Bathroom	7.71	82.99
Other (i.e. Circulation)	36.54	393.31
Total	136.23	1,466.37



Ground Floor Plan



First Floor Plan



'THE HALDANE' - HOUSE TYPE 2

(Plots 2, 3, 4 & 6)

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.

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.



'THE HALDANE' - HOUSE TYPE 2

Ground floor room sizes:

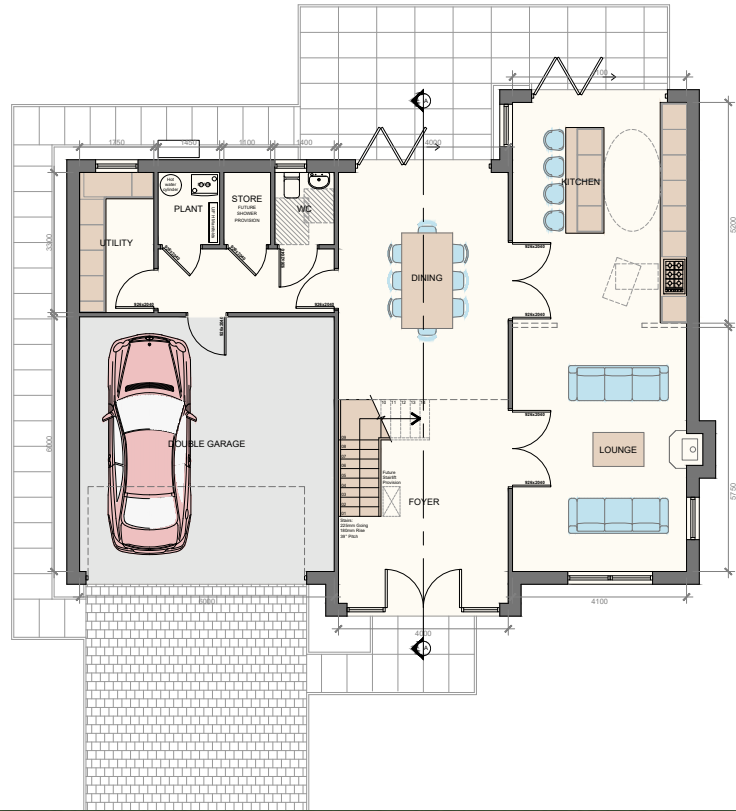
	SQ M	SQ FT
Lounge	22.82	245.63
Kitchen	21.12	227.33
Foyer	18.81	202.47
Dining Room	20.23	217.75
Bathroom	2.51	27.02
Utility/ Cloak	5.37	57.80
Garage	34.22	368.34
Clocks 1 & 2	1.76	18.94
Other (i.e. Circulation)	5.92	63.72
Plant	2.39	25.73
Total	135.15	1,454.74

First floor room sizes:

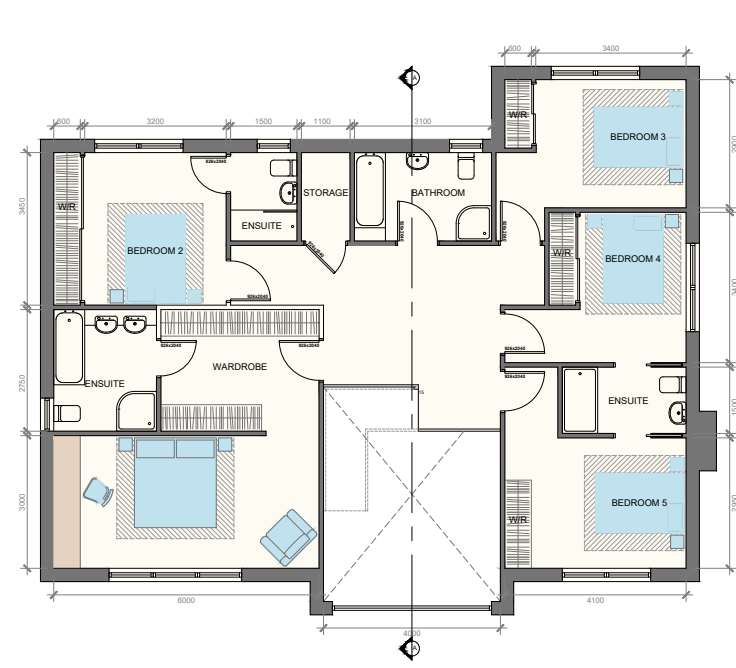
	SQ M	SQ FT
Principle Bedroom	17.34	186.65
Ensuite	6.16	66.31
Wardrobe	9.90	106.56
Bedroom 2	10.58	113.88
Ensuite 2	2.88	31.00
Wardrobe 2	2.15	23.14
Bedroom 3	11.90	128.09
Wardrobe 3	1.00	10.76
Bedroom 4	8.80	94.72
Bedroom 5	11.59	124.75
Bathroom	5.95	64.05
Other (i.e. Circulation)	29.46	317.10
Total	117.71	1,267.02



Ground Floor Plan



First Floor Plan



'HALDENE HOUSE' - HOUSE TYPE 3 (Plot 1)

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.

The Kennaway 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.



Kitchen



Kitchen/Lounge



Utility

'HALDENE HOUSE' - HOUSE TYPE 3

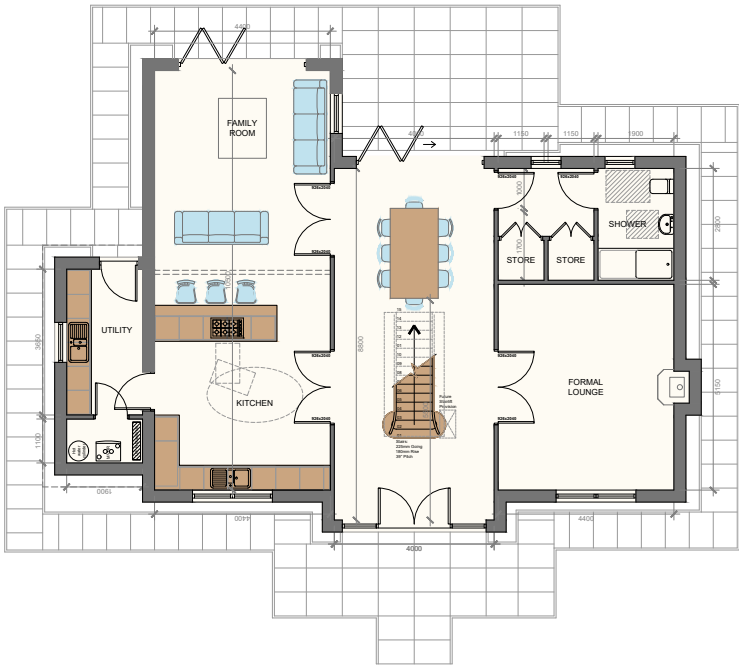
Ground floor room sizes:

	SQ M	SQ FT
Lounge	21.35	229.81
Kitchen	23.52	253.17
Foyer	15.85	170.61
Dining Room	17.24	185.57
Bathroom	4.95	53.28
Utility/ Cloak	6.89	74.16
Clocks 1 & 2	1.34	14.42
Other (i.e. Circulation)	3.92	42.19
Plant	1.96	21.10
Formal Lounge	22.5	242.19
Garage	38.0	409.02
Total	157.52	1,695.53

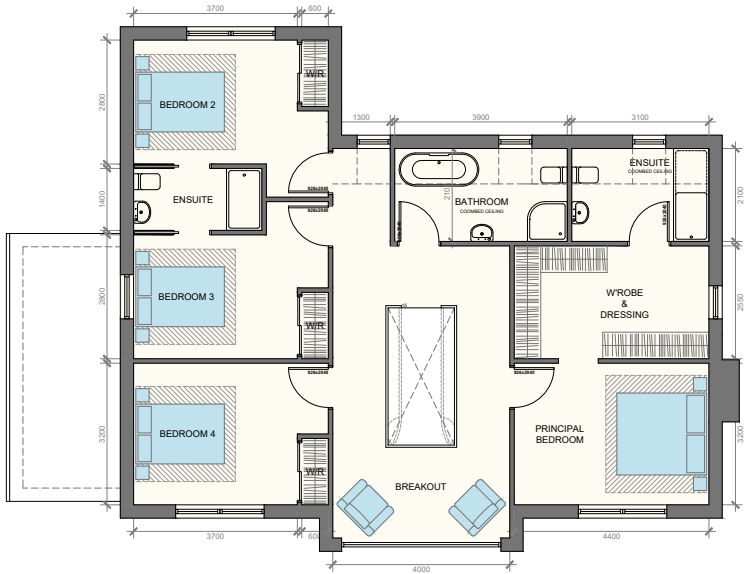
First floor room sizes:

	SQ M	SQ FT
Principle Bedroom	13.54	145.74
Ensuite	6.10	65.66
Wardrobe	9.28	99.89
Bedroom 2	11.80	127.01
Ensuite 2	3.94	42.41
Wardrobe 2	0.97	10.44
Bedroom 3	12.15	130.78
Wardrobe 3	0.97	10.44
Bedroom 4	13.54	145.74
Bathroom	7.87	84.71
Other (i.e. Circulation)	24.12	259.63
Garage Room	25.6	275.55
Total	129.88	1,398.01

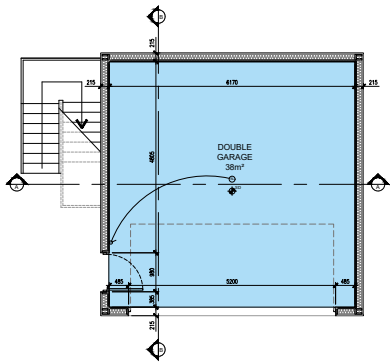
Ground Floor Plan



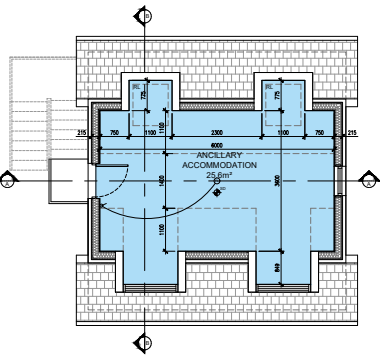
First Floor Plan



Garage Ground Floor Plan



Garage First Floor Plan



HEATING

- Valliant Air Source Heat Pump
- Underfloor heating – ground floor
- Radiators – first floor

KITCHENS

To include the following (upgrades available):

- Siemens single/double oven
- Siemens 60/40 Fridge Freezer
- Siemens fully integrated dishwasher
- Siemens 4-zone induction hob
- Siemens angled chimney hood extractor
- Quartz worktops

BATHROOMS

- Porcelanosa sanitaryware (upgrade available)
- Porcelanosa showers and brassware
- Tiling option

STAIR

- American Oak laminated

WALLS AND FLOORING

- Flooring is not included in the asking price to allow purchaser their choice of floor coverings.

Please note that the CGI images are a representation only of the properties.

SELLING AGENT

Viewings are strictly by appointment only via Harper & Stone:

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HARPER & STONE
ESTATE & LETTING AGENTS

Council Tax Band TBC

EER Band TBC

Water: Mains

Sewage: Mains

Heating: Air source heat pump