

**4 Airlie Court,
Auchterarder, PH3 1SA**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Villa*
- + *Sought After Residential Location Close To Schools & Amenities*
- + *Spacious & Bright and In Excellent Condition*
- + *Offers Over £300,000*



2

Public Rooms



3

Bedrooms



2

Bathrooms

T: 01738 630 350

Accommodation

Located in an exclusive and most attractive cul-de-sac in the highly sought after neighbourhood of Muirton, Gleneagles, this elegant 3 bedroom villa with drive, garage and enclosed rear garden is the perfect home for a variety of people and will attract a large amount of interest.

Bathed in sunlight thanks to its southerly aspect, the property, on 2 levels, benefits from a large sun room opening into the living room with dining area, hatch to kitchen and patio doors to the rear garden, spacious fitted kitchen with quality integrated appliances (new hob, washing machine & dish washer) and door to rear garden, 3 double bedrooms all with fitted wardrobes, 2 contemporary shower rooms (1 of which with large built in cupboard), hall with under stairs cupboard and first floor landing with large airing cupboard and loft access.

A private road leads to the beautifully maintained, landscaped communal gardens at the front of the property which in turn open onto the shared drive where there is plenty of space for parking. A gate at the side of

hedge provides security and privacy for the lawn and 2 patios. Rear access to the garage from the side patio enables easy transport of goods from car to kitchen.

Airlie Court is a few minutes walk from Gleneagles golf course, close to the centre of Auchterarder and Gleneagles rail station which provides an excellent service north and south and includes a daily fast train to King's Cross Station London. Located at the foot of the beautiful Ochil Hills and with views of the Southern Highlands and a number of Munros, Auchterarder is the perfect location for anyone wishing to enjoy the multitude of outdoor pursuits available in Scotland, whilst at the same time being in the A9 corridor makes it the perfect place to commute to all the major cities. An historic town offering all amenities including Schools, Medical Centre, Supermarket and numerous Independent Shops, Restaurants and Bistros, with the world famous Gleneagles complex just out of town, Auchterarder is the ideal location for all ages.













to view:

T: 01738 630 350

E: property@jamesonmackay.co.uk

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Ground Floor



First Floor

SUN ROOM
6.7m x 2.5m

LIVING ROOM
6.6m x 3.8m

KITCHEN
3.7m x 3.0m

BEDROOM
3.8 m x 3.0m

BEDROOM
3.8m x 2.8m

BEDROOM
3.1m x 2.6m

SHOWER ROOM
1.9m x 1.9m

SHOWER ROOM
1.77m x 1.4m

YOUR PROPERTY SPECIALISTS

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