

# 711 GARDEN COTTAGES

DUCHALLY COUNTRY ESTATE

GLENEAGLES, AUCHTERARDER

PERTSHIRE PH3 1PN

**BALLANTYNES**

CHARTERED SURVEYORS  
ESTATE AGENTS & LETTINGS



# 711 GARDEN COTTAGES

## DUCHALLY COUNTRY ESTATE

### GLENEAGLES, AUCHTERARDER

### PERTSHIRE PH3 1PN

Gleneagles 2 miles   Auchterarder 3 miles   Perth 17 miles   Edinburgh 40 miles

**A luxurious Holiday Lodge forming part of the beautiful Duchally Country Estate set in the heart of the lovely Perthshire countryside**

Sitting Room, Dining Area, Fully Equipped Kitchen, Patio, 3 Double Bedrooms and 3 Bathrooms. Extensive Gardens and Grounds around Duchally House Hotel including a Leisure Centre with Swimming Pool, Sauna, Restaurant and Games Room.

Only a short drive from Gleneagles.



#### LOCATION

This luxury Holiday Lodge is located within the well known Duchally Country Estate. 55 luxury Lodges are set within the beautiful grounds of the estate, all furnished and equipped to the highest standards. Duchally Country Estate provides excellent holiday accommodation in the heart of Scotland. In this area, there is a wealth of recreational opportunities to be enjoyed. These include, hill walking, horse riding, golf, skiing and water sports, whilst both fishing and shooting may be taken locally.

Duchally Country Estate lies some 3 miles to the south of Auchterarder in the heart of the beautiful Perthshire countryside. The Estate is only 2 miles from the world renowned Gleneagles Hotel and Golfing Resort. Gleneagles Hotel provides three championship golf courses, together with the leisure club, spa, clay pigeon shooting, riding school and numerous restaurants, including the 2 Michelin Star - Andrew Fairlie restaurant. There is a main line railway station at Gleneagles, providing regular services through the day and overnight services to London. More frequent services are provided at both nearby Dunblane, 14 miles and the City of Perth, 17 miles away.

The A9 trunk road is only 1 mile away, giving good road connections to Stirling, Dundee, Edinburgh and Glasgow. Dundee has its own airport with regular links to London. Edinburgh and Glasgow both provide extensive city amenities, including their international airports.

#### GENERAL

With a combination of superb hotel rooms and fully equipped luxury lodges consisting of two and three bedrooms, The Duchally Country Estate is a first choice location to discover the beautiful scenery of Scotland.

The facilities available on the Estate include a Whisky Bar which is stocked with 39 different varieties of Scotch Whisky and serves light snacks, an award-winning Restaurant, Spa and Massage facilities and a Games Room for younger guests. A brand new pool table and games machines have now been installed that will keep children entertained throughout their stay. Leisure Centre Guests at Duchally Country Estate can enjoy sheer luxury in the sumptuous Leisure Centre. Facilities include a heated swimming pool with adjacent children's pool, a Jacuzzi, steam-room and sauna as

well as a fully-equipped and air-conditioned gym. Qualified Leisure Centre staff are available for help and advice, and after a swim or workout guests can relax with a light snack, coffee or soft drink in the comfortable lounge of the rustic-style Cafeteria.

Built in 2004/2005, This Holiday Lodge, known as 711 Garden Cottages, has luxurious accommodation over 2 floors. On the Ground Floor, there is a Double Bedroom, Shower Room, large open plan Sitting Room, Dining Room, and a fully equipped modern Kitchen. Included in the Kitchen is a Dishwasher, Fridge/Freezer, 4 ring Hob, Microwave, Oven, Toaster and Washing Machine/Dryer.

On the First Floor there are 2 Double Bedrooms both with En-Suite Bathrooms.

#### DIRECTIONS

To reach Duchally Country Estate from Perth, take the A9 to Stirling and after 15 miles turn left signposted to Gleneagles Hotel. At the roundabout turn left, on to the A823 signposted for Glendevon and Duchally House Hotel. Continue on the A823 for approximately half a mile and turn left onto the minor country road signposted for Duchally House Hotel. After a short distance the driveway for Duchally Country Estate is found on the left hand side. For those wishing to use SatNav the post code for Duchally Country Estate is PH3 1PN.

#### DESCRIPTION

The Duchally Country Estate was developed in 2004/2005 when 55 holiday lodges were built within the grounds of Duchally Hotel. The Lodges are all 2 storey traditionally designed terraced cottages built with harled block walls and pitched slate roofs. A network of private tarmac roads provides access throughout the Estate.

Lodge 711 is situated opposite the Duchally Hotel. It is a semi-detached cottage and enjoys a southerly outlook. There is car parking available by the Lodge.



## ACCOMMODATION

**GROUND FLOOR:** The Front Door opens into a large Open Plan Living Room/Kitchen 8.929m x 7.251m which includes

### Lounge area (S & N)

With a hardwood floor, Picture window, 1 electric panel heater, French doors opening to a timber Patio Area with decking 2.166m x 4.077m

### Dining area (S)

With Dimplex electric panel heater, triple window and hardwood floor

### Kitchen (N & E)

With tiled floor, picture window, white oak wall and base units with "wooden style" worktops, stainless steel sink unit, Whirlpool built-in microwave, Whirlpool electric oven, Whirlpool fridge/freezer, 4 ring ceramic electric hob with Whirlpool hood and extractor fan, Whirlpool dishwasher & Whirlpool washing machine.

### Double Bedroom 1 (N) 3.185m X 3.887m

With electric panel heater, carpeted floor, spacious built-in wardrobe, and door to

### En Suite Bathroom (S) 2.107m X 2.002m

With picture window, tiled floor, part tiled walls, shower unit, wash hand basin, WC and electric panel heater and electric towel rail.

Under stair cupboard with hot water cylinder.

A carpeted stair leads up to the FIRST FLOOR with Landing leading to:

### Double Bedroom 2 (N) 3.301m x 4.009m

With built-in wardrobe, electric panel heater, and carpeted floor

### En-Suite Bathroom (S) 2.399m x 1.991m

With picture window, bath with shower, wash hand basin, WC, electric towel rail, electric panel heater and tiled floor with partially tiled walls.

### Double Bedroom 3 (N&S) 6.854m x 2.897m

With built-in wardrobe, electric panel heater, and carpeted floor

### En-Suite Bathroom 3.492m x 1.998m

With Velux window, bath, shower unit, wash hand basin, WC, electric towel rail, electric panel heater and tiled floor with partially tiled walls.

## OUTSIDE

The extensive gardens and grounds of Duchally Country Estate are maintained for the benefit of all owners of Lodges on a communal basis.

## SERVICES

Mains Water, Mains Electricity and Drainage to the Private Estate Drainage System. Electric Heating.

## LOCAL AUTHORITY RATES

As a Holiday Property, the Lodge has a Rateable Value of £8,600. The Business Rate in Scotland in 2013/2014 is 46.6 pence in the £. The present owner of the Lodge claims Small Business Rates relief, therefore pay no rates for the property.

## ANNUAL MANAGEMENT CHARGE

In 2016, the annual management charge for buildings insurance and the upkeep of the gardens and grounds and other common parts of the Estate that is payable to Duchally Country Estate is £2,620 plus VAT. There is also an annual charge of £1360.00 for full use of the leisure facilities (Swimming Pool) that all lodge owners pay.

## FURNITURE AND EQUIPMENT

Please note, all movable items within the Holiday Lodge are not included in the sale.

## TITLE CONDITIONS

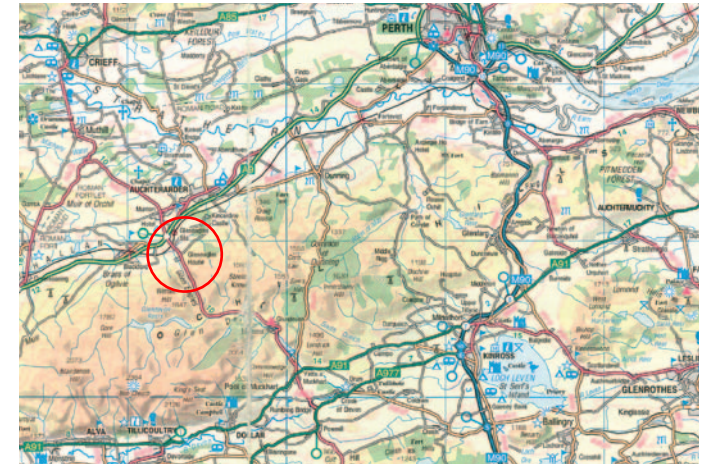
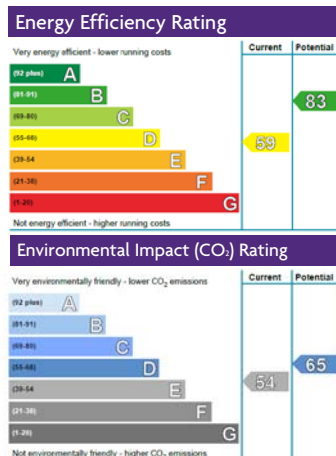
The Title Deeds of the property contain a condition which states that the Lodge can only be used as residential holiday accommodation and the Lodge cannot be used as a primary, principal or permanent residence. Further details on the Title Conditions are available from the selling agents.

## VIEWING

Strictly by appointment through Ballantynes Perth office – Tel 01738 441825 or perth@ballantynes.uk.com

## CONTACT

Ben Ballantyne  
28 York Place,  
Perth, PH2 8EH  
Tel: 01738 441825  
E: perth@ballantynes.uk.com



## Important Notice

Ballantynes for themselves, and for the Sellers of this property whose agent they are, give notice that:

1. All particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Ballantynes Scotland Limited has any authority to make or to give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property or in relation to Ballantynes Scotland Limited, nor into any contract on behalf of the sellers.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.



**BALLANTYNES**  
CHARTERED SURVEYORS  
ESTATE AGENTS & LETTINGS