

18 AIRLIE COURT

Gleneagles Village, Auchterarder, PH3 1SA



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WELCOME TO

18 AIRLIE COURT

A luxury four-bedroom detached house with a picturesque location in Gleneagles Village, offering contemporary accommodation finished to exceptionally high standards, including two large reception rooms, a statement kitchen, and four bathrooms.



GENERAL FEATURES

- A luxury detached house covering over 2,602 square feet
- Idyllic cul-de-sac setting in exclusive Gleneagles Village
- High-specification contemporary interiors in neutral hues

ACCOMMODATION FEATURES

- Naturally-lit entrance porch with dual-aspect windows
- Open-plan breakfasting kitchen/living/dining room
- Luxurious kitchen design, arranged around a central island
- Southeast-facing, triple-aspect sunroom with garden access
- Four large double bedrooms with built-in wardrobes
- Southeast-facing roof terrace with tree-lined views
- Three high-specification en-suite shower rooms
- Contemporary family bathroom with a three-piece suite
- Electric heating and double-glazed windows throughout

EXTERNAL FEATURES

- Generous wraparound gardens with a patio and large deck
- Private driveway for at least three cars (with an EV charger)
- EPC Rating - E



CONTENTS

04 FLOORPLAN

09 THE ENTRANCE

Discover a stunning family home

10 RECEPTION ROOMS

A substantial open-plan reception room

17 THE KITCHEN

A stylish breakfasting kitchen brimming with sophistication

19 THE BEDROOMS

Four large double bedrooms offering excellent practicality

22 THE BATHROOMS

A family bathroom & three en-suite shower rooms

24 GARDEN & PARKING

A family-friendly garden which captures all-day sun

30 THE AREA

Set amongst the rolling hills and scenic countryside of Perthshire

PROPERTY NAME

18 Airlie Court

LOCATION

Auchterarder, PH3 1SA

APPROXIMATE TOTAL AREA:

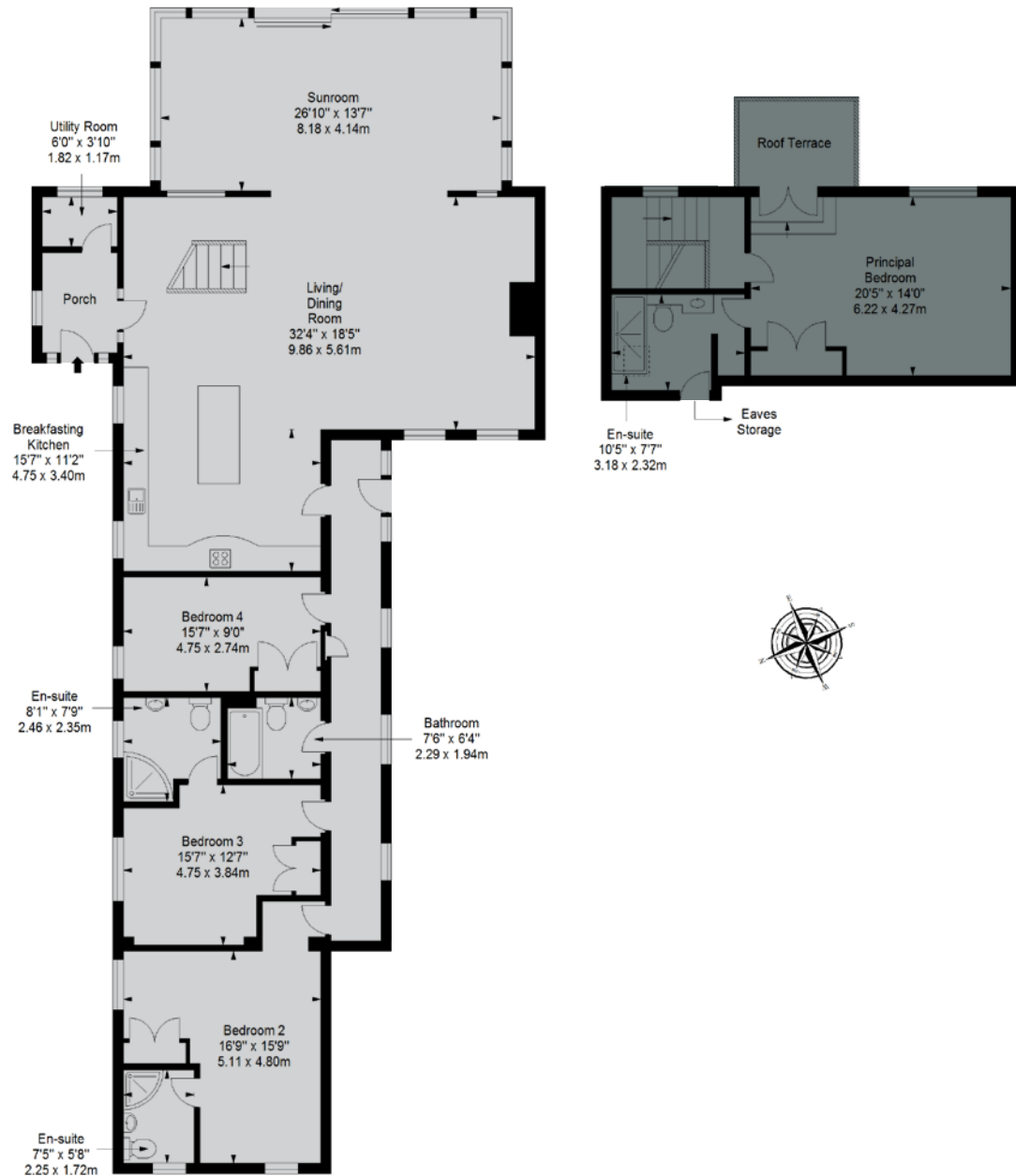
241.8 sq. metres (2602.8 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

Ground Floor -



First Floor -





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Covering over 2,602 square feet, this executive four-bedroom detached house is an outstanding family home that provides contemporary living at its very best. It also offers a truly idyllic rural lifestyle in exclusive Gleneagles Village, which is surrounded by beautiful open countryside. The expansive home further boasts high-specification interiors, as well as generous private parking and a large garden that is family friendly. The property is within easy reach of local amenities and schools, and it is perfectly positioned to take full advantage of the area's world-famous golf facilities.

DISCOVER

A STUNNING FAMILY HOME

The property has a delightful approach, set on a peaceful cul-de-sac as part of an exclusive neighbourhood. Stepping inside, you are greeted by a dual-aspect porch, which offers a warm welcome and a hint of the accommodation to follow.



SUBSTANTIAL OPEN-PLAN RECEPTION ROOMS



AMPLE FLOORSPACE

THIS IMPRESSIVE ROOM IS FURTHER ENHANCED BY MULTI-ASPECT WINDOWS & A MULTI-FUEL STOVE

The home's open-plan reception area is an expansive space that combines a breakfasting kitchen and a living and dining room, with ample floorspace leftover for an assortment of additional furnishings. This impressive room is further enhanced by multi-aspect windows, as well as an oak wood floor and a blank canvas of décor accentuated by a subtle feature wall. Light-filled and highly versatile, it is perfect for sociable living. A multi-fuel stove (with an imposing surround) completes the space. Meanwhile, a triple-aspect sunroom with a southeast-facing aspect openly extends from the living area, providing a flexible space for relaxing, dining, and socialising. Framed by full-height windows and glazed doors to the garden deck, it is the ideal setting for summer soirees.







A STYLISH BREAKFASTING KITCHEN



cleverly zoned and marked by floor tiles, the breakfasting kitchen retains its own space whilst contributing to the stylish open-plan layout. It has a luxurious design organised around a central island, and is fitted with modern cabinets in mix-and-match tones and solid quartz worktops. It incorporates neat bottle storage and a breakfast bar for casual meals; plus, it is completed by high-end integrated appliances for a sleek finish (induction hob, statement extractor, raised oven, microwave, fridge, freezer, and dishwasher). In addition, there is a separate utility room just off the entrance porch, providing a discreet location for laundry.

BRIMMING WITH SOPHISTICATION





FOUR LARGE DOUBLE BEDROOMS

The four bedrooms are all spacious doubles that have ample floorspace for an excellent choice of bedside furnishings. Furthermore, every room has a built-in wardrobe and attractive modern décor, pairing plush fitted carpets with neutral tones and tasteful accent walls. The principal suite occupies the first floor, boasting an en-suite shower room and a southeast-facing roof terrace, which captures lots of sun and a beautiful tree-lined view. The remaining bedrooms are on the ground floor, two of which also benefit from their own en-suite shower room for added convenience.







BATHROOMS

A FAMILY BATHROOM & THREE EN-SUITE SHOWER ROOMS

The three-piece family bathroom and three en-suite shower rooms are all finished to contemporary standards with quality fixtures and fittings and premium tile work. Adding further appeal, the bathroom benefits from a double-ended bath with overhead shower, whilst the principal bedroom's high-spec en-suite features a double walk-in rainfall shower. For year-round comfort and efficiency, the property has electric heating and double-glazed windows throughout.





GARDEN & PARKING



Wraparound gardens provide an abundance of outdoor space for families, with carefully landscaped lawns bordered by established hedgerows. The main garden area to the southeast-facing side of the property is enclosed for the safety of children and framed by a mature tree line, ensuring excellent privacy. It captures all-day sun and boasts a sweeping lawn, a patio for summer barbecues, and a large timber deck for alfresco dining. A private driveway has an EV charge point and off-street parking for at least three cars.





A FAMILY-FRIENDLY GARDEN
WHICH CAPTURES ALL-DAY SUN



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GLENEAGLES VILLAGE

SET AMONGST THE ROLLING HILLS AND SCENIC COUNTRYSIDE OF PERTHSHIRE, GLENEAGLES VILLAGE IS AN EXCLUSIVE AND HIGHLY SOUGHT-AFTER LOCATION

This stunning location enjoys inimitable charm with an abundance of outdoor activities to enjoy. Residents have open countryside and lots of idyllic green spaces practically on their doorstep, with plenty of walking, cycling, and horse-riding opportunities. Furthermore, the area boasts the world-famous Gleneagles Golf Course and the luxurious 5-star Gleneagles Hotel, which is home to Restaurant Andrew Fairlie – Scotland's only two-starred Michelin restaurant. The area has a couple of other first-rate restaurants and bars, with additional eateries and cafés in neighbouring Auchterarder. Auchterarder also caters to all your daily shopping needs with a thriving main street that hosts a charming blend of traditional independent retailers, local businesses, and two small supermarkets.



The adjacent village of Blackford features the renowned Tullibardine whisky distillery. Thanks to its central position close to the A9, Gleneagles Village is popular with commuting professionals too. It is set between the cities of Stirling and Perth which can both be reached in roughly 25 minutes by car. Similarly, Dundee, Edinburgh, and Glasgow can all be reached in approximately one hour

by car, as can the historic coastal town of St Andrews (for those who enjoy Scotland's world-class golfing facilities). A convenient rail services from nearby Gleneagles train station provides travel across Scotland and further afield. Well-regarded schooling from primary to secondary education is provided in neighbouring Auchterarder.



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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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