



Beneira

Auchterarder, Perthshire





Beneira

Western Road, Auchterarder, Perthshire PH3 1JJ

CLASSIC EDWARDIAN FAMILY HOME WITH SUPERB TRANSPORT LINKS

Superb family home with flexible accommodation

Incredible views to the Ochil Hills

Direct access onto Auchterarder Golf Course

Fantastic location near the world famous Gleneagles Hotel

Convenient for a number of schools

Sitting room, dining room, family room, kitchen, cloakroom, wc, shower room,
former maid's room/bedroom 5, four double bedrooms, family bathroom, wc,
linen cupboard with attic access

EPC = E

Savills Edinburgh

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SITUATION

Beneira sits in a wonderful setting at the edge of Auchterarder with fine views over Auchterarder Golf Course and towards the Ochil Hills in the distance.

Auchterarder provides good day to day services including a supermarket, two butchers, bakery, post office, ironmonger, library, health centre and primary and secondary schooling, as well as a wide range of specialist shops.

Gleneagles Hotel is nearby and offers a wealth of facilities including three championship courses: The King's, The Queen's and the PGA Centenary, which was the course venue for the 2014 Ryder Cup. Gleneagles railway station runs daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Perth lies some 15 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.

The cities of Edinburgh and Glasgow can be reached in about an hour's journey by car, and provide international airports, railway stations and extensive city amenities. Independent schools in Perthshire include Morrison's Academy and Ardvreck in Crieff, Glenalmond just beyond; Craigclowan on the edge of Perth, and Kilgraston and Strathallan near Bridge of Earn. Dollar Academy is also within easy reach. The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of the Scottish countryside and observe the native wildlife. Drummond Castle Gardens, regarded as among the finest gardens in Europe, is also in the vicinity.









DESCRIPTION

Beneira is beautiful Edwardian house dating from 1910. It is set in half an acre of garden and situated on the edge of the sought after village of Auchterarder.

The house has a lovely front façade with symmetrical windows either side and a welcoming entrance porch with stained glass windows above.

Internally the house has a large hallway, wooden staircase, good sized reception rooms and landing. The well laid out accommodation includes a hall, dining room, sitting room and family room towards the front the house all with intricate cornicing. The kitchen, utility room, shower room and cloakroom are towards the back of the house. From here, the utility room is conveniently located next to the back door leading out to the garden. The current owners considered extending into where a conservatory used to be.

From the back hall, stairs lead up to what would have been the maid's room/bedroom 5. There is fantastic storage throughout the house including press cupboards and a linen cupboard. From the linen cupboard there is access to the loft which is floored and reaches the length of the entire house. There are four bedrooms on the first floor, two of which have large arched windows with window seats below and provide incredible views to the Perthshire hills. There is a further WC and family bathroom.

A stone wall creates the garden boundary with a wooden gate leading onto Auchterarder Golf Course from the back of the house. There is a double garage with sliding doors and electricity, outside tool store and workshop.

DIRECTIONS

Leave the A9 motorway at the junction with the A824 turning right. Beneira is the second house on the left as you come into Auchterarder, on Western Road.



BENEIRA



APPROXIMATE GROSS INTERNAL FLOOR AREA 304.90 SQ M / 3,282 SQ FT
(INCLUDING GARDEN STORE)

GARAGE & STORE AREA 37.62 SQ M / 405 SQ FT

For Identification Only. Not To Scale.



GENERAL REMARKS

Services

Mains water, mains gas, mains drainage. Gas fired central heating.

Local Authority & tax band

Perth Council tax band G.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Curtains in the sitting room and family room are excluded.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Viewing

Strictly by appointment with Savills - 0131 247 3738.

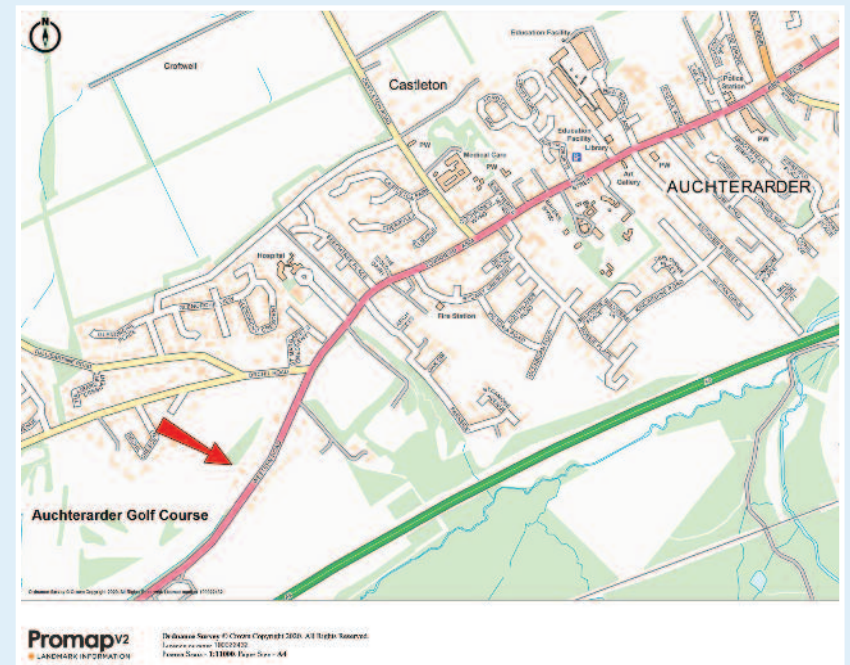
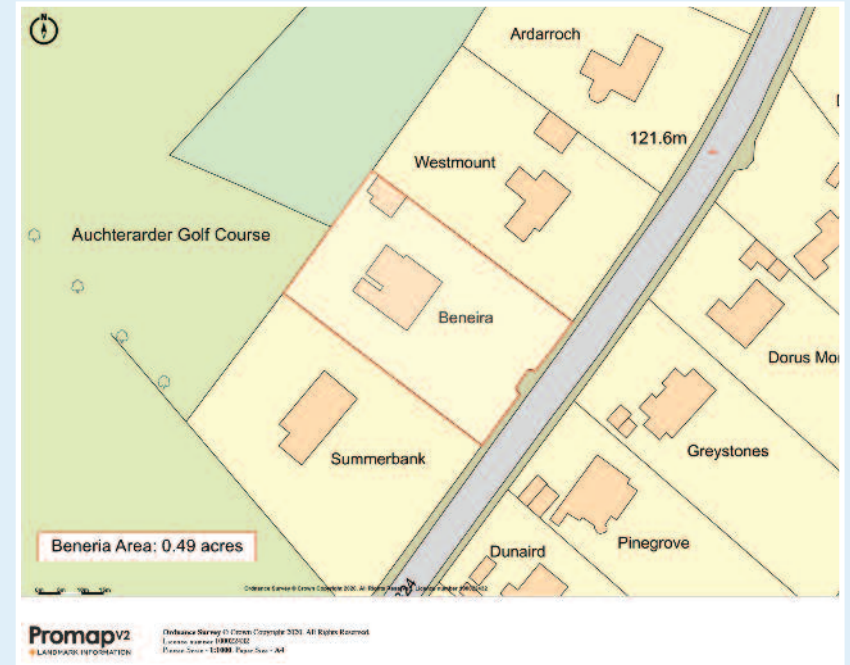
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