



KINGS COURT

ORCHILL ROAD, AUCHTERARDER

Enjoying close proximity to the Glorious Playground of the famous Gleneagles country estate, these ground floor apartments are two of just four in a brand new exclusive development, in one of Scotland's most sought-after leisure locations.



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Unparalleled location and lifestyle...



Enjoying close proximity to the Glorious Playground of the famous Gleneagles country estate, these ground floor apartments are two of just four in a brand new exclusive development, in one of Scotlands most sought-after leisure locations. Commensurate with its unparalleled location and lifestyle opportunities, the build quality, aesthetic and finishes of each apartment is of an exceptionally high standard in every detail. The beauty of the Perthshire countryside here inspired the founder of Gleneagles to create the world-renowned luxury hotel and golf resort 100 years ago. Located on your doorstep, it offers world class golf courses and many countryside pursuits, as well as luxury spa, wellness and dining experiences. With the ruggedly beautiful Ochil Hills also just a 10 minute drive away, those who love the great outdoors, countryside pursuits and the finer things in life will be hard pressed to find a location that offers more than this stunning Firhill apartment.

The luxury accommodation comprises three bedrooms, a stunning open plan social and dining area, and a suite of auxiliary rooms. With plenty of space to welcome family and friends, it's a short drive from Edinburgh and Glasgow International Airports. Whether this is your pied-a-terre or primary residence, its a readily accessible and luxurious retreat from which to enjoy the very best of a Scottish country and sporting lifestyle.

Architectural details on the palatial-looking property have been designed to tastefully echo features of the famous Gleneagles hotel itself; it sets the tone for the luxury accommodation within.

The sheltered front door opens into a spacious reception hall, offering a lavish welcome and giving access to all of the accommodation. The 2.7m high ceilings throughout the apartment contribute to the feeling of space in what are already very generously sized rooms, while all doors are custom-made to be wider than standard. Details such as the satin-finished nickel plated ironmongery show that no detail has been overlooked in creating an ambience of understated grandeur.

The stunning open plan heart of the home, comprising the kitchen, dining space and lounge, is a beautiful space to gather and socialise, unwind

and relax. Its light and airy thanks to the extra-wide glazed patio doors looking out over the landscaped garden and bringing natural light flooding in. Opening onto a private dining terrace, in the summer the living area is seamlessly extended outdoors; in the winter simply enjoy the view from the warmth indoors.

The kitchen is from the exclusive brand Nolte, selected for its quality and creativity, and all appliances are included. As the buyer you have the opportunity to select and personalise the kitchens final design and finishes. A separate utility room with sink and fitted units keeps the washing and drying appliances discreetly out of sight and frees up space in the kitchen.

Designed to support a lifestyle dedicated to pleasure and leisure, the apartment is as maintenance-free as possible whilst not compromising on the aesthetics. The external soffit is maintenance-free with period dentil detail. All windows are PVC but traditional sash and case in appearance and operation. The apartment is heated via highly efficient air source heat pumps with underfloor heating to every room.

The king-sized master bedroom suite is an opulent space - your private retreat to relax and revive. French doors offer a refreshing view of the rear garden and access to the patio, a perfect spot for a peaceful coffee before the day starts. A walk-in dressing room and large four-piece luxury Roca bathroom support the feeling of being permanently on holiday. As the buyer, you will select the final bathroom design and finishes. Two further bedrooms at the front of the property offer spacious accommodation for family or guests. They both benefit from built-in storage, and are served by a large and luxurious family bathroom, which you also have the opportunity to specify.

To the front and rear, professionally landscaped lawns make for a beautiful environment, with a backdrop of mature trees. The stone features around base course and windows are all locally sourced stone to complement the natural environment. There is a separate garage which has light, power and electrical remote control door, while the brick-paved driveway offers parking space for visitors.

Luxurious retreat from which to enjoy
the very best of a Scottish country and sporting lifestyle...

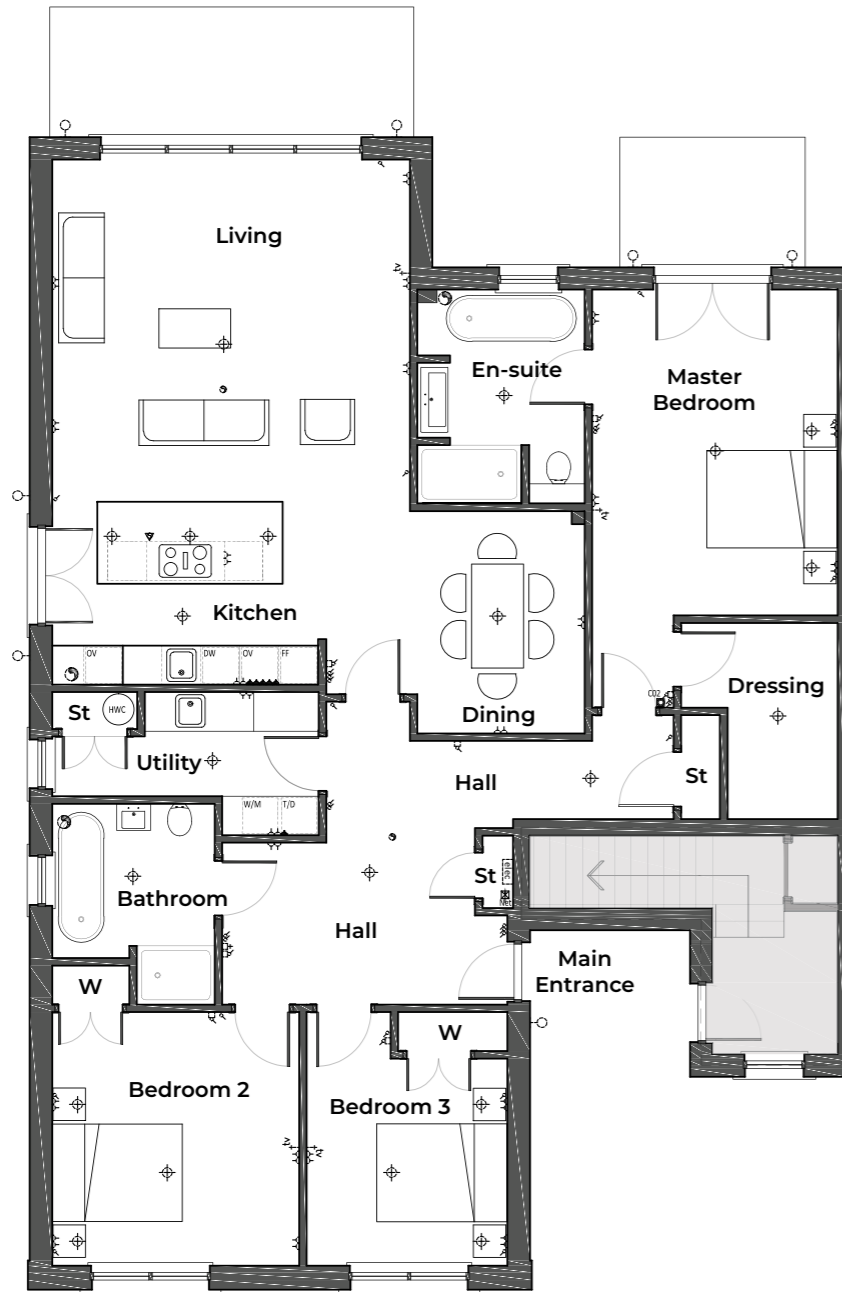
KEY FEATURES

- Luxury ground floor apartments
- Open plan lounge / dining / kitchen with direct access to private terrace
- 2 further double bedrooms
- Landscaped gardens
- Unparalleled location adjacent to the world renowned Gleneagles luxury resort
- Finished to an exceptionally high specification
- Principal bedroom with luxury en-suite and dressing room
- Exclusive brand kitchen and bathrooms
- Single garage
- From country to city in under 1 hour.

LOCATION AND AMENITIES

- Gleneagles is a world class resort for golf and outdoor pursuits, as well as luxury spa and dining opportunities
- The nearby town of Auchterarder is a characterful and historic settlement offering independent shops, cafes and restaurants
- National and international flights from Edinburgh Airport (42 miles) and Glasgow Airport (53 miles)
- Beautiful natural environment all around with endless opportunities for walking, cycling, hacking and a plethora of other sports and pursuits
- The beautiful Ochil Hills are a 10 minute drive away.





FLAT 1

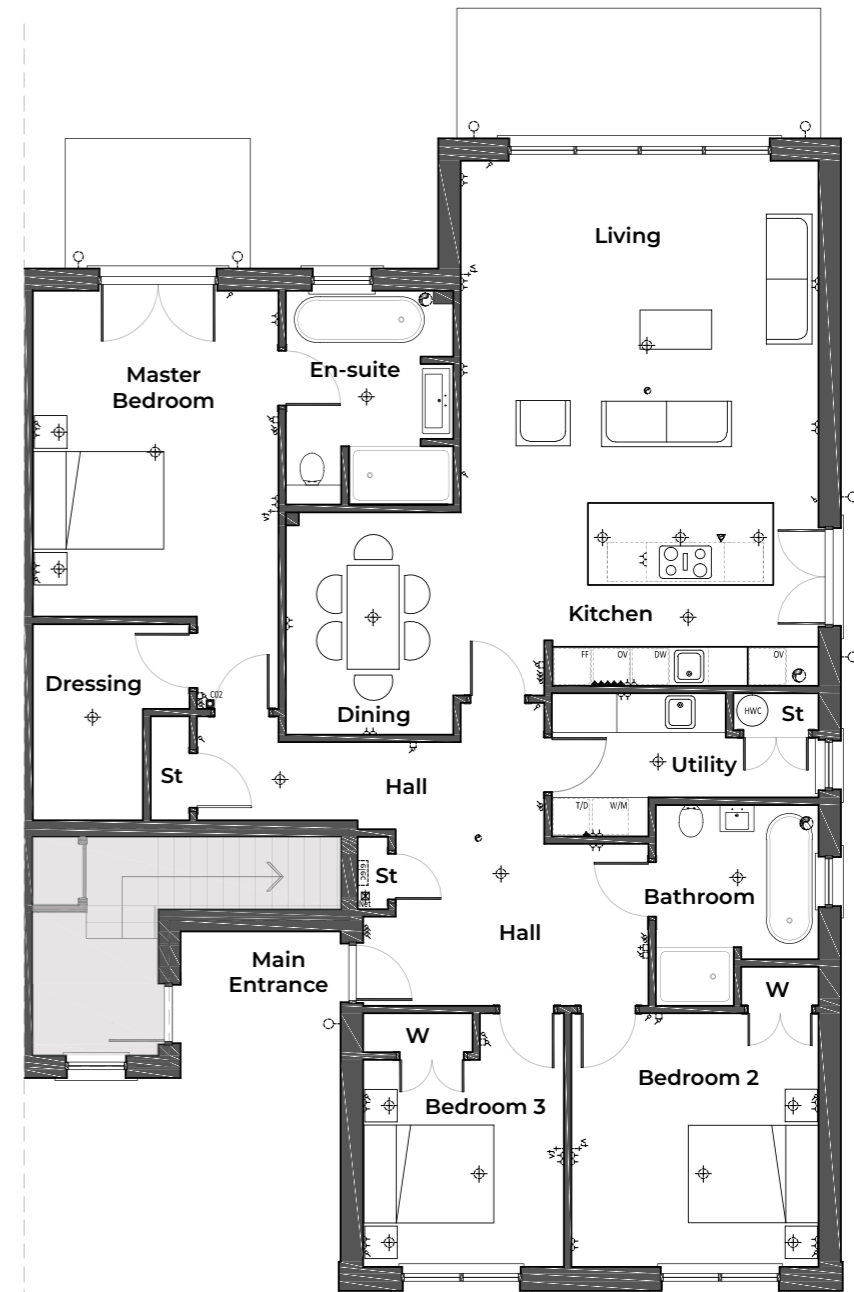
DIMENSIONS

Living Room	5.4m x 5m
Kitchen	5.4m x 3.15m
Dining Room	2.7m x 3.4m
Master Bedroom	3.65m x 4.9m
Master En-suite	2.5m x 3.2m
Master Dressing	2.35m x 2.9m
Bedroom 2	3.7m x 3.8m
Bedroom 3	3.0m x 3.8m
Bathroom	3.4m x 2.0m
Utility	4.0m x 2.15m



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Sizes are for indication only and may be subject to site tolerances. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. All dimensions must be read in conjunction with the architects drawings. Dimensions do not include wardrobes. Please note that these floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Please speak to your sales advisor for further information.



FLAT 4

DIMENSIONS

Living Room	5.4m x 5m
Kitchen	5.4m x 3.15m
Dining Room	2.7m x 3.4m
Master Bedroom	3.65m x 4.9m
Master En-suite	2.5m x 3.2m
Master Dressing	2.35m x 2.9m
Bedroom 2	3.7m x 3.8m
Bedroom 3	3.0m x 3.8m
Bathroom	3.4m x 2.0m
Utility	4.0m x 2.15m



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