



**ROWAN, CASTLETON GARDENS**  
CASTLETON ROAD, AUCHTERARDER, PH3 1AG

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

## ROWAN, CASTLETON GARDENS, CASTLETON RD, AUCHTERARDER, PH3 1AG

Rowan is a stunning and spacious four bedroom detached bungalow enjoying a private location in an exclusive new development of four properties. Castleton Gardens is in a delightful country setting, located two miles from Gleneagles, offering semi-rural living where each home is individual. A peaceful retreat, these beautiful bungalows are ideally placed for easy access to Perthshire's rich cultural and social amenities.

Rowan offers generously sized accommodation on one level comprising; LARGE VESTIBULE, L-SHAPED HALL with ample storage, BREAKFASTING KITCHEN open to DINING ROOM, UTILITY ROOM, LIVING ROOM, CLOAKROOM, FAMILY BATHROOM, 4 DOUBLE BEDROOMS, one with ENSUITE SHOWER ROOM, the MASTER with DRESSING ROOM & EN-SUITE BATHROOM. Externally there are good sized private gardens laid to lawn with quality paved pathways & double garage.

The development has been designed and built to offer a rarely available quality and style. The vestibule leads into a welcoming hall. The substantial kitchen-family rooms offer all the space and comfort demanded by the modern family. The contemporary kitchens from Kitchen International are complemented by integrated appliances from Siemens and include a fridge/freezer, dishwasher, full oven and separate combination oven and microwave and stone surfaces. Sanitary ware supplied by Laufen.

An exquisite contemporary home likely to have broad appeal. Early internal viewing is advised to appreciate the quality on offer.

**Viewing** Strictly appointment - Irving Geddes on 01764 653771.

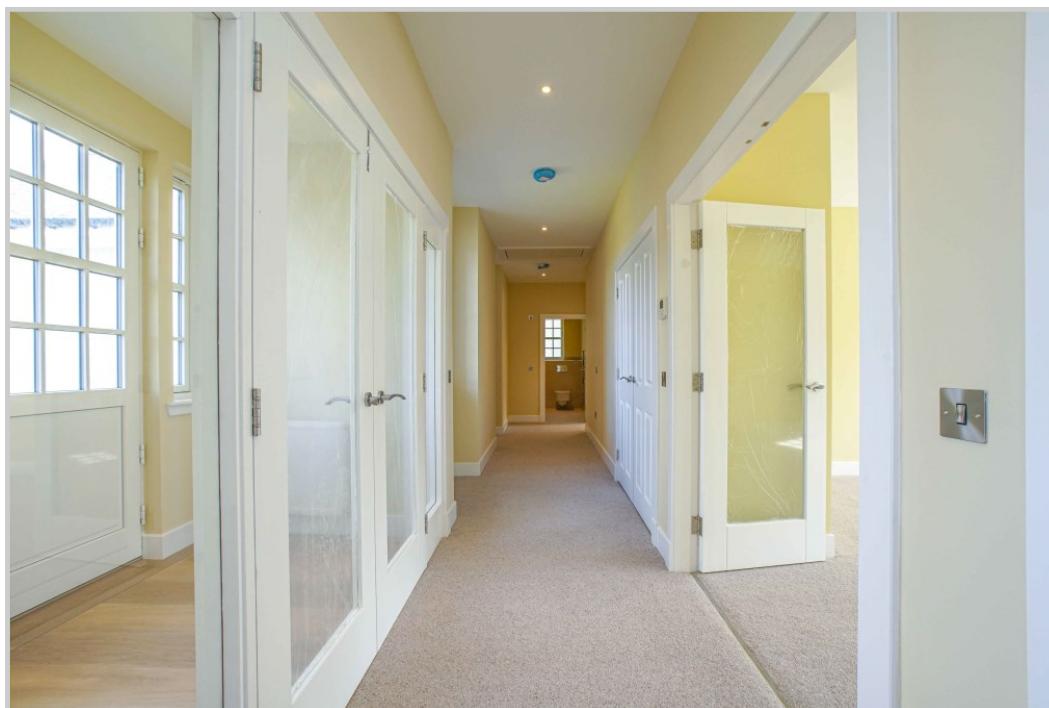
**Video Walkthrough** <https://youtu.be/ReWL1jOxip0>

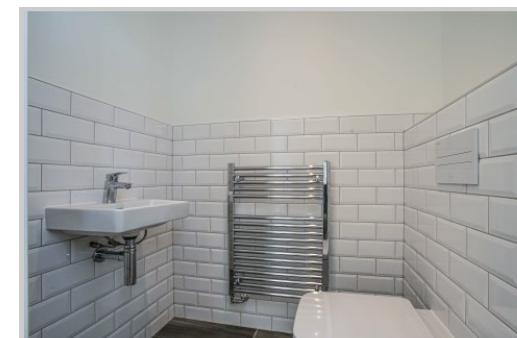


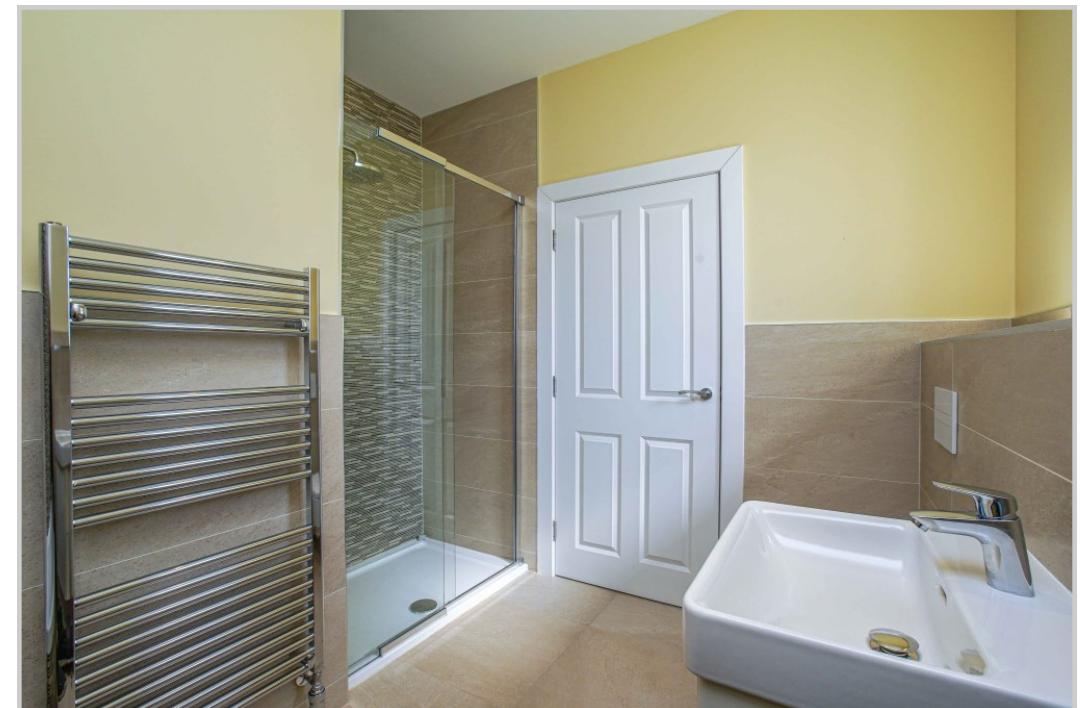
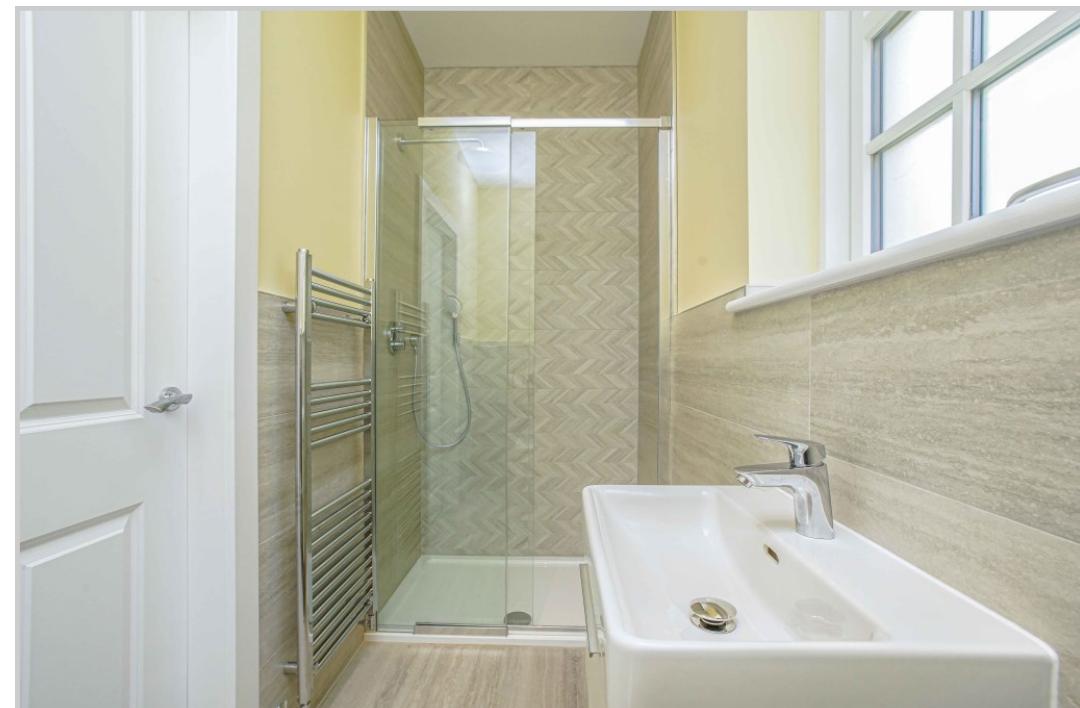






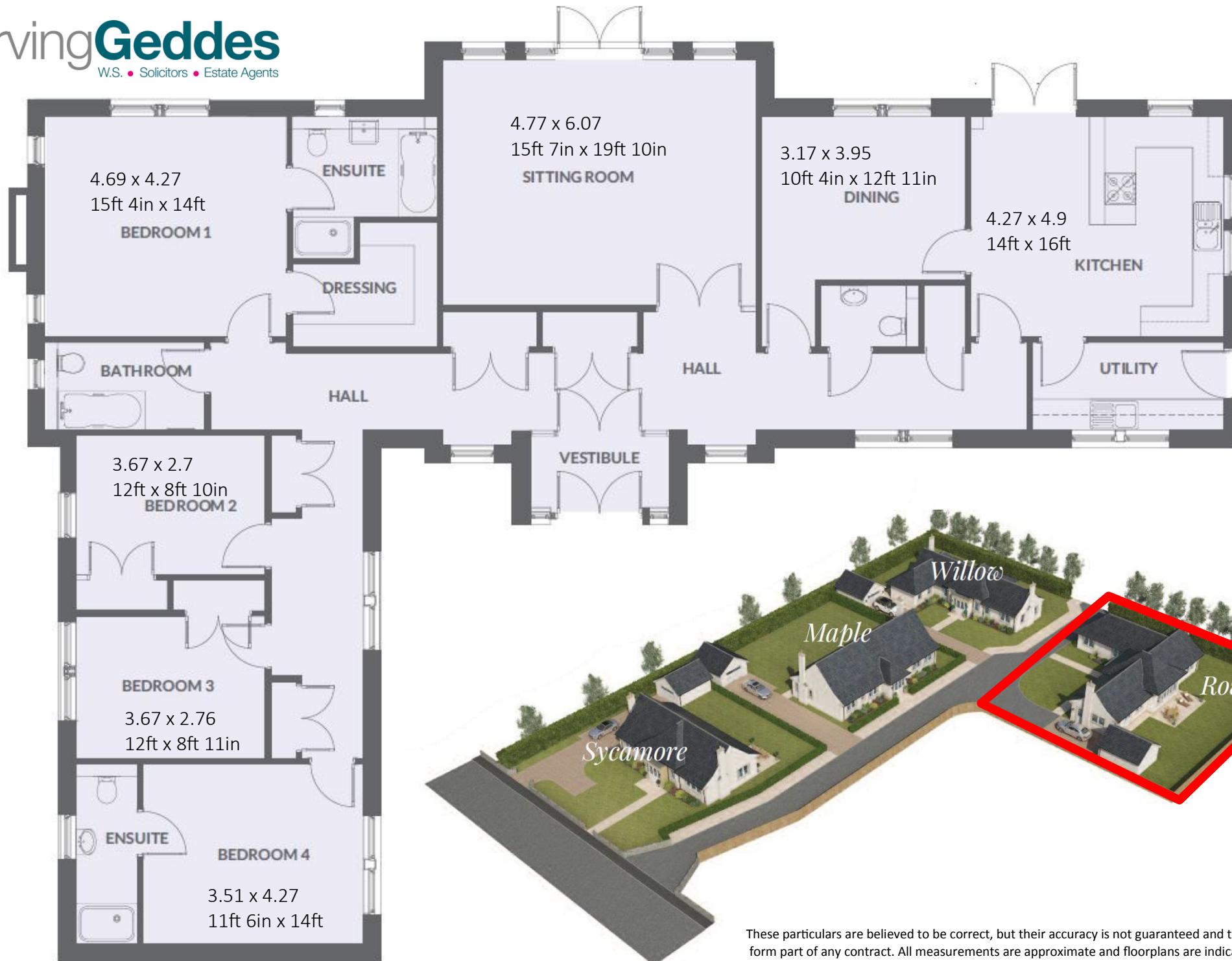












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and floorplans are indicative only. Please view the video tour for layout.





#### KITCHENS

Fitted Kitchens International units with a choice of door finishes. System Stone, stone work surfaces and upstands. Integrated cooking appliances, including Siemens fan-assisted oven, Siemens compact with microwave oven, Siemens gas hob, Siemens dishwasher. Fully integrated Siemens fridge/freezer. Under unit kitchen lighting. Soft door and drawer closers. Ceramic bowl and half inset sink with mixer tap spray head. Choice ceramic floor tiles / solid timber flooring.

#### INTERNAL FINISHES

High performance double glazed timber windows. Painted white internal doors with Turnstyle ironmongery. Dressing room to master bedroom and fitted wardrobes to all other bedrooms. Hardwood flooring to hall. Deep moulded skirtings and facings. 2.7m (8ft 10in) height ceilings. Floored lofts with easy access loft ladders.

## SPECIFICATION

#### BATHROOMS & EN-SUITE FACILITIES

Elegant white Laufen sanitaryware and Hansgrohe fittings. Natural stone tiling and feature Bordura borders. Low level walk-in shower trays [en-suite bathrooms]. Designer heated towel rail. Glass screens to shower areas with Hansgrohe shower controls. Megaflow high power water pressure system.

#### SECURITY & SAFETY

Smoke detector & Heat detector. Carbon monoxide detectors. House alarm system.

#### SUSTAINABILITY FEATURES

Low energy lighting. A & B rated appliances. Air source heat pumps.



#### LIGHTING, HEATING & ELECTRICAL

Recessed low voltage down-lighting to kitchen, bathroom and en-suite. Flat-plate polished chrome sockets and switches in kitchen and principle rooms [flat-plate white in remaining areas]. Wiring for TV, telephone, FM and satellite signals to living room / dining room & looped to master. External lighting to terrace areas. Air source heat pump sustainable system to capture energy and heat water. Fully controllable, independent, hot water heating system.

£1000 reservation fee applies, with £4000 paid upon completion of missives.

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