

Unique three-bedroom detached house in walk-in condition

Set in spectacular countryside with panoramic views







Nether Auchlinsky House

Glendevon, Dollar, FK14 7JX

Scan Here!

No. BED

No. BATH

SINGLE GARAGE

ENERGY F EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01383 660 570
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





Nether Auchlinsky House is a stunning former farmhouse located on the outskirts of the village of Glendevon, home to the Tormaukin Hotel popular with locals and tourists. The Glen, which stretches from the source of the River Devon to Yetts o' Muckhart, offers breathtaking views north to the famous Gleneagles Hotel and the mountains around Loch Earn. The spectacular scenery in the heart of the Glen is like being in the Highlands but both Edinburgh and Glasgow are less than an hour away using the M90 or A9. Perth and Stirling are even closer. Edinburgh airport is 32 miles from the property and can be reached in about 45 minutes by car. The nearest mainline railway station is about 8 miles at Gleneagles and offers regular services to London, Glasgow, Edinburgh and Aberdeen.

The area is popular with cyclists and walkers who will find a variety of walks to suit all levels of fitness whether it's on the Reservoirs Trail or a more demanding hike into the Ochil Hills. Fishing is also available in several locations such as Castlehill Reservoir (next to the property), Glenquey Reservoir, Glensherup Fishery and Frandy Fishery.

This part of central Scotland is particularly well served by golf courses at nearby Muckhart, Dollar and Kinross while Gleneagles (the venue for the 2014 Ryder Cup) is 9 miles away and offers a choice of three championship courses. The Gleneagles Hotel has numerous facilities including a Michelin-starred restaurant, equestrian and shooting schools, a spa, and a leisure club with gym, swimming pools, sauna and steamroom.

The village of Muckhart is just over a mile from the property and has a primary school, a coffee shop and pub. Four miles further is the attractive town of Dollar where you will find more services and shops including a health centre, chemist, supermarket, delicatessen and cafes, as well as the prestigious Dollar Academy which takes pupils from the ages of 5 to 18.











Nether Auchlinsky House













Nether Auchlinsky House is a truly immaculate detached dwelling. This fantastic property with its amazing layout and high standard of décor is situated in a picturesque location with panoramic views. Offering spacious living accommodation over two floors, the present owners have modernised and upgraded to an exceptional standard using professional trades persons, but have managed to retain a wealth of original features, including original panelled doors, high skirting boards and original coving.

The property is presented to the market with generous room sizes, double glazing, LPG heating and recently installed dual-fuel stoves in the lounge and sitting room. A one-off ideal family home in an amazing walk-in condition. Early viewing is highly recommended.

Property comprises entrance porch/sun room, large lounge with feature fireplace, sitting room, study/dining room, family shower room, beautiful kitchen, utility room, pantry, stairs leading to the upper floor where you will discover three double bedrooms with the master offering a stylish en-suite bathroom, and the three-piece family bathroom. In addition there are ample storage cupboards throughout the property.

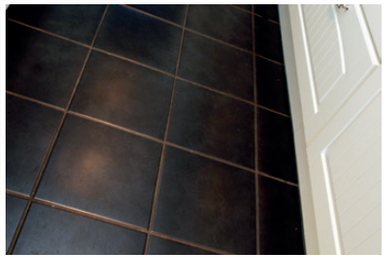
To the rear of the property is a large garden mostly laid to lawn with flower beds and a variety of shrubs and plants, and a substantial elevated patio area with a stunning outlook, ideal for entertaining and enjoying those summer nights. The garden is fully enclosed making it a safe environment for those with children and pets. A substantial walled and gated drive allows parking for several cars and leads to a garage with electric, light and water.

















"...the present owners have modernised and upgraded to an exceptional standard..."

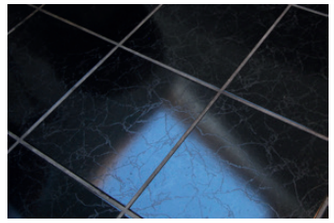














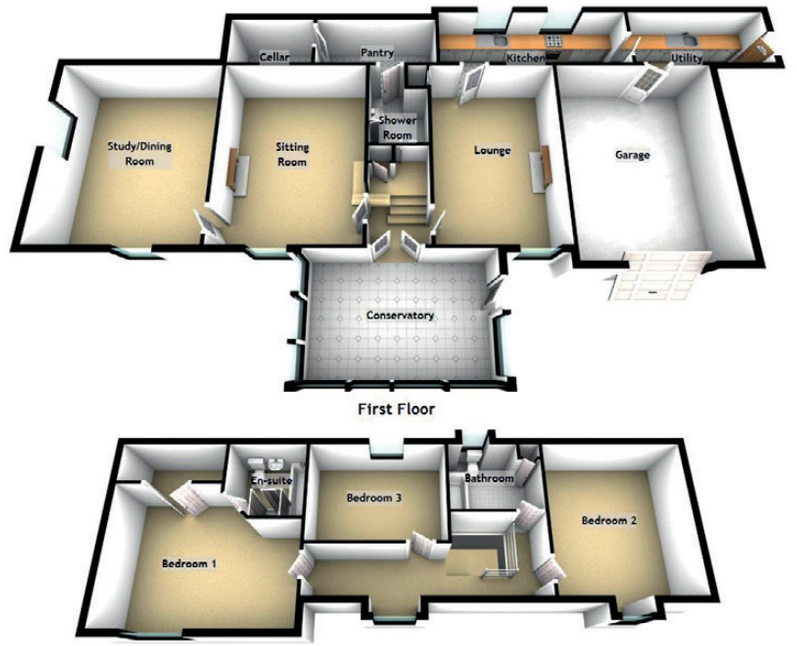




Bedrooms & Bathrooms

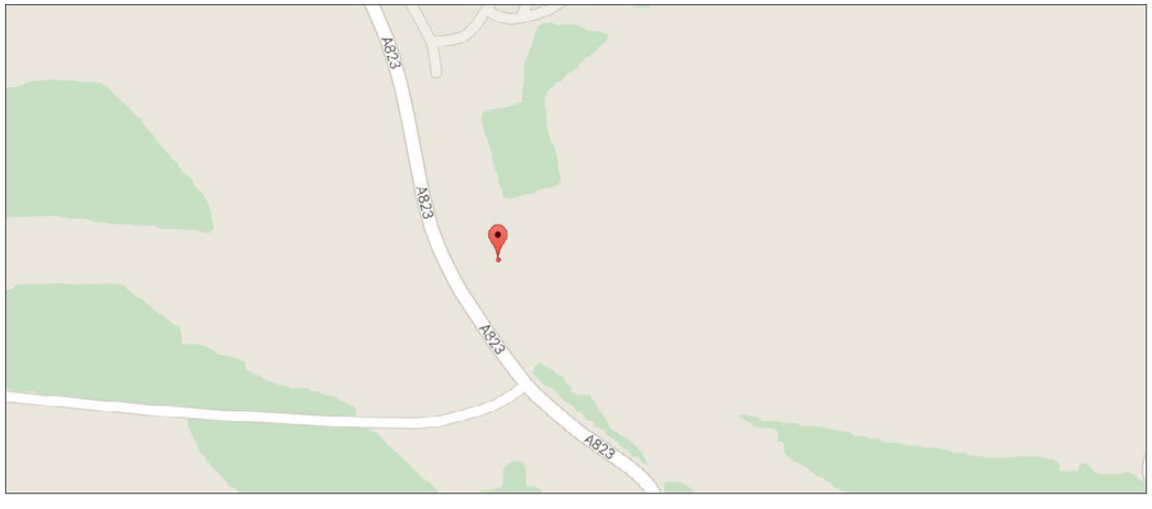






APPROXIMATE DIMENSIONS
(Taken from the widest point)

Garage	5.40m (17'9") x 4.15m (13'7")	Bathroom	2.60m (8'6") x 2.00m (6'7")
Conservatory	4.75m (15'7") x 3.00m (9'10")	En-suite	2.20m (7'3") x 2.20m (7'3")
Lounge	5.00m (16'5") x 3.00m (9'10")	Shower Room	2.30m (7'7") x 1.55m (5'1")
Study/Dining Room	5.00m (16'5") x 4.30m (14'1")		
Sitting Room	5.00m (16'5") x 3.80m (12'6")	GROSS INTERNAL FLOOR AREA (M²)	
Kitchen	5.25m (17'3") x 1.65m (5'5")		
Utility	3.80m (12'6") x 1.65m (5'5")	163	
Cellar	2.30m (7'7") x 1.40m (4'7")		
Pantry	4.05m (13'3") x 1.25m (4'1")	EXTRAS	
Bedroom 1	5.25m (17'3") x 4.00m (13'1")	(Included in the sale)	
Bedroom 2	4.40m (14'5") x 3.90m (12'10")		
Bedroom 3	3.85m (12'8") x 2.90m (9'6")	Floor coverings, light fittings and blinds.	



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAY STEIN
Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer