

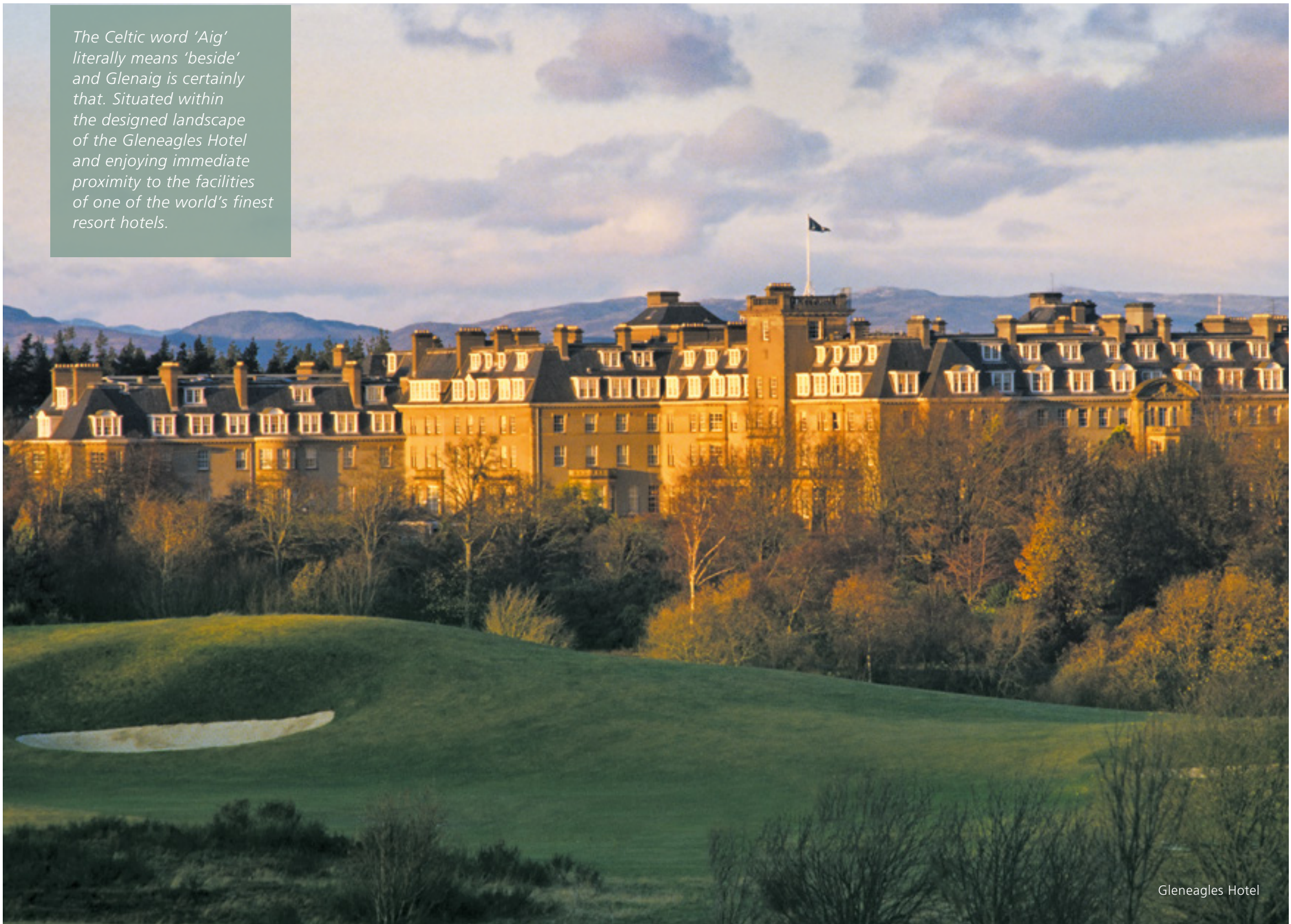


GLENAIG

THE QUEEN'S CRESCENT | GLENEAGLES HOTEL
PERTHSHIRE | SCOTLAND

An elegant new residence in one of Scotland's most
exclusive and sought after addresses

The Celtic word 'Aig' literally means 'beside' and Glenaig is certainly that. Situated within the designed landscape of the Gleneagles Hotel and enjoying immediate proximity to the facilities of one of the world's finest resort hotels.





PGA Centenary Course



The Queen's Course

Gleneagles – The Home of the 2014 Ryder Cup

When Gleneagles Hotel opened in 1924 it was heralded as the 'Riviera in the Highlands', and today, it continues to attract world leaders, royalty and celebrities alike.

In the heart of the country that gave the world the game of golf, Gleneagles has nearly a hundred years of golfing heritage in the majesty of The King's Course, generally regarded as a masterpiece in golf design by James Braid. Its neighbour, The Queen's Course, offers an abundance of natural beauty with its woodland setting, lochans and moorland characteristics and is a regular host to some of the world's golfing greats.

The resort's PGA Centenary Course is a modern classic, created by Jack Nicklaus in 1993, who described it as "The finest parcel of land, in the world, I have ever been given to work with". It is the host venue for the 2014 Ryder Cup, where the cream of European and American golf will battle it out on Scottish soil for the first time in more than 40 years.

For those who just want to enjoy hitting a few balls, there's The PGA National Golf Academy and practice range as well as 'The Wee Course' – a 9 hole par 3 course, now known as the 'PGA National Academy Course' and suited to families in particular.

Gleneagles is not just about golf. Set within 850 acres of glorious Perthshire countryside, it offers the finest country pursuits and leisure activities and boasts a new world class spa, leisure club, luxury shopping, fishing, shooting and gun dog schools, falconry, an activities (including equestrian) centre, tennis courts, cycling, walking and jogging tracks.

Among the four fabulous restaurants, there is Andrew Fairlie's famed Two Michelin starred restaurant.

See www.gleneagles.com for more resort information.



Gleneagles is winner of -

'The Best UK Luxury Resort Spa' (World Luxury Spa Awards 2012).

'The Best Golf Resort in the World' (Telegraph Ultra Awards 2012).



Privacy and Natural Beauty

Glenaig is set in 0.54 acres and has a gross internal area of **8,145 sq ft** (757 sqm) over three storeys and garage complex plus another **1,217 sq ft** (113 sq m) of terraces and balconies.

Glenaig is set in a private gated development, with concierge and gate lodge, within the grounds of Gleneagles Hotel. The fourteen luxury residences of Queen's Crescent are nestled in light woodland on the edge of The Queen's Course, which can be directly accessed via a secure pedestrian gate.

Glenaig is a traditionally styled house with contemporary external detailing and exceptional internal specification.

Glenaig enjoys the Crescent's most elevated plot at the peaceful, far end of the development. The upper levels have spectacular views over the Crescent towards the beauty of the Ochil Hills in the distance.

Glenaig (Front)

GROUND FLOOR

Reception Hall • Study • Dining Room
• Drawing Room • Kitchen • Breakfast
and Family Rooms • Cloakroom • WC
• Boot Room • Shower Room • Utility
& Laundry Room • Plant Room • Media
Hub • Drinks Store

FIRST FLOOR

Galleried Sitting Area • Master
Bedroom with his/her Dressing Rooms
and En-Suite • Guest Bedroom with
Dressing Room and En-Suite • Four
further Bedrooms • Two En-Suites and
Bathroom

SECOND FLOOR

Reading Room • Media/Cinema Room
• Games Room • Playroom or Bedroom
7 with En-Suite • Galley Bar

GARAGE

Two Bay Garage • Gardeners Room
• Studio Flat for Nanny/Caretaker or
Home Office/Gym • Shower/Sauna Room



Glenaig (Rear)



Hall (CGI)



Drawing Room (CGI)

Traditional and Contemporary in Perfect Harmony

Glenaig is a successful blend of traditional natural materials such as slate, lead, cast iron and smooth, dressed sandstone with contemporary finishes including glazed balconies, crisply rendered walls and flagstone terraces.

The interiors have been designed around a natural palette of colours and finishes, using the highest quality materials of wood, stone and glass.

The main entrance to Glenaig is sheltered by the balcony above and opens onto a grand reception hall, which has oak flooring, high corniced ceilings (3m) and a tuscan sandstone open fireplace with herringbone firechamber. An elegant handbuilt staircase with oak detailing leads to the galleried landing above. A separate cloakroom and guest toilet is entered off the hall.

The house has both formal and informal living space. The bright and spacious drawing room is entered through double oak doors with glazed vision panels, which naturally draws you across the polished floors to the striking limestone murano surround of the open fireplace and the wall of bay windows which lead to the portico terrace and the garden beyond.

The study has a bright south easterly aspect, and opposite, the dining room is designed with comfort and entertaining in mind.

The kitchen, breakfast area and family room naturally flow together to form the hub of the home and in turn the family room has two pairs of french doors opening onto terraces to the front and rear.

The German designed and built kitchen by Hofemeier, combines handle free furniture in a mixed sand beige silk matt lacquer, pastel smoke rough cut vertical veneer, kashmir white granite worktops, opti white glass wall panels, feature mirror back panels and beestone porcelain tiled flooring. A stunning blend of textures and colours, brought together by Karen Brown Interior Design and Kitchens International.

The kitchen's well thought out design includes a centre island with breakfast bar/space for informal stool height dining, a dedicated drinks wall with wine coolers, coffee machine, ice and water dispensers, and comes with a comprehensive suite of appliances, primarily from Siemens.

The ground floor is completed by the utility area which is entered under a porte-cochere and

includes large boot and utility rooms with storage, plant room and shower room with water closet.

On leaving the utility area to the main house, there is a media control hub off the hallway. The house has an intruder and fire alarm system and is installed with today's modern requirements in mind.

The intelligent infrastructure allows you to have a phone, broadband point, and even discreet audio system in any room you choose. Most rooms have allowed for wall mounted, high definition, smart TV positions, to maximise the rooms space.

The drawing room and family room are pre-wired for a high definition home cinema system (if so desired) and the media/cinema room includes the necessary infrastructure for a full surround home theatre system of any calibre, including a projector and retractable screen.



Kitchen (CGI)



Master Bedroom (CGI)



Master En-Suite (CGI)

On the first floor, a galleried landing with sitting area, leads to the spacious master bedroom suite which has been designed to take advantage of the scenic views beyond its balcony. The suite contains separate fitted 'his & hers' dressing rooms and a luxuriously appointed en-suite bathroom with a spacious shower and water closet screened from the main area; his & hers wash hand basins and a large, free standing, Villeroy and Boch quarryl bath.

There is a large guest suite with a fitted dressing room and en-suite bathroom, and access to the large west facing balcony at the rear of the house. There are also four other bedrooms with en-suite and bathroom facilities on this level, as well as a laundry chute down to the laundry room. All bathroom suites combine contemporary bathroom furniture and sanitary ware by Villeroy & Boch, taps by Hansgrohe, and high quality floor/wall tiles with feature decor tiling and in-floor feature lighting to the master and guest suites. All bathrooms have tile warming mats under the floor tiles.

The first floor galleried landing gives access to a large bright South East facing balcony area before leading up to the second floor.

An intimate sitting & reading area, with spectacular views towards the Ochil Hills, is situated at the front of the house and this level has a media/cinema room and a sizeable games room. The reinforced floors can comfortably cater for a full sized snooker table or gymnasium; and there is a playroom or bedroom 7, incorporating an en-suite and generous storage space. A small galley bar (optional) can be situated central to these rooms.



Games Room

Outside, the detached garage complex is located to the rear of the property and has a spacious double garage and gardeners room, plus flexible first floor accommodation that could provide for a gymnasium (with sauna/shower room downstairs) or home office or living accommodation for a nanny or caretaker.

Access through the front gates is security controlled with automatic activation. The house comes with double glazing throughout, high calibre insulation, sound proofing and under floor heating to the ground floor and bathrooms. The heating system is oil fired.



Media Room



Reading Room (CGI)



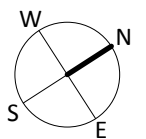
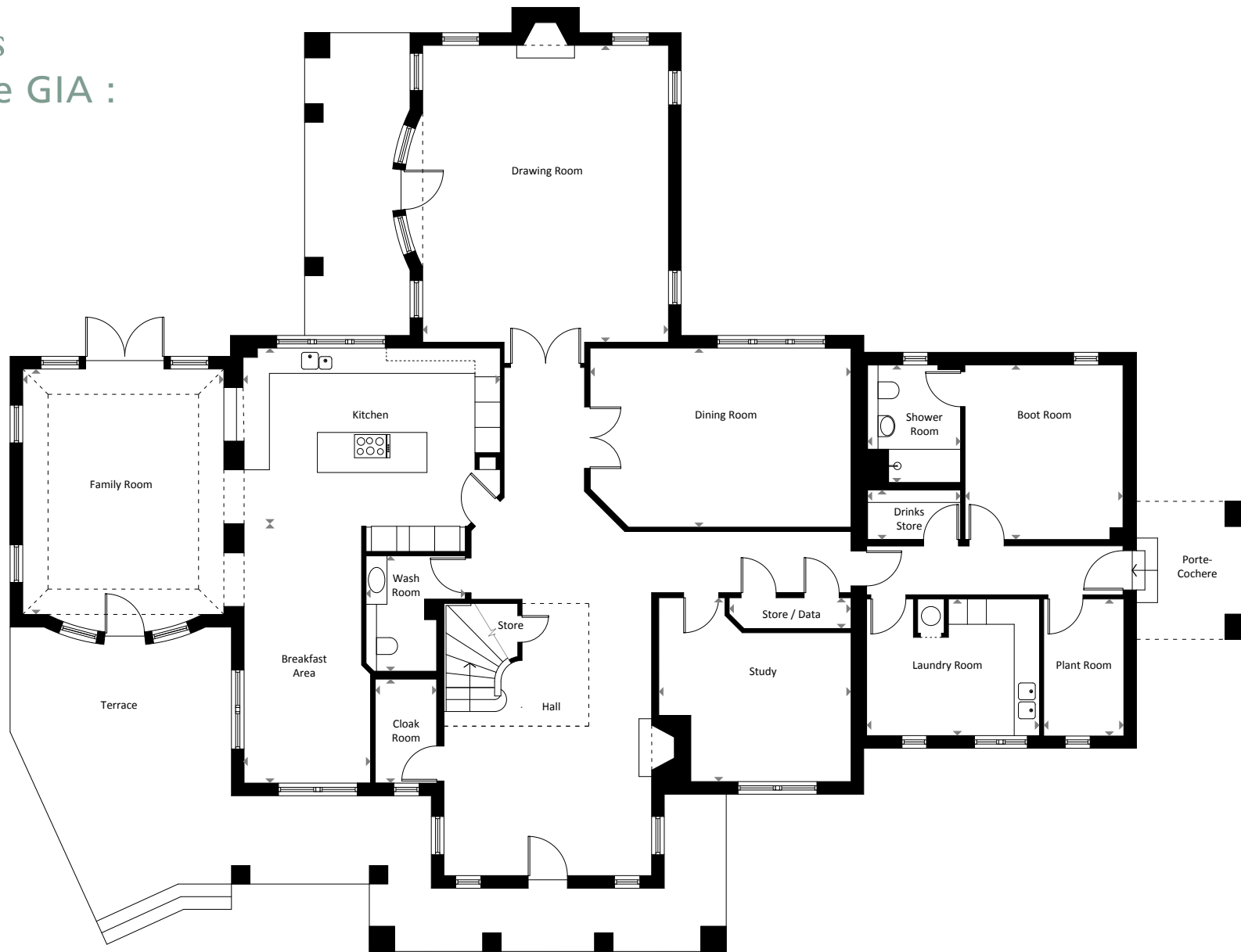
Family Room (CGI)



View from Glenaigs Reading Room

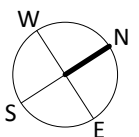
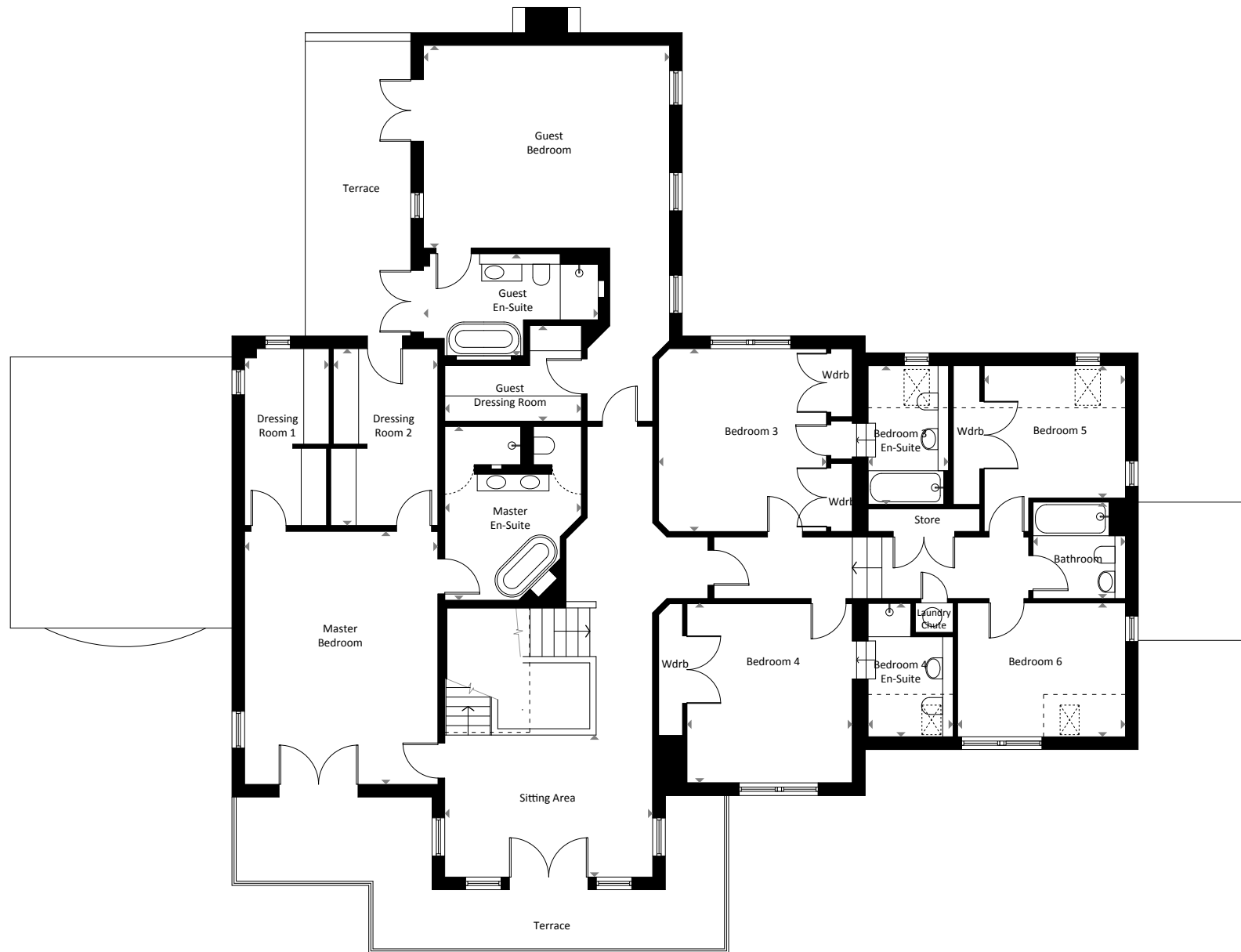
Floor Plans

Total House GIA :
8,145 sq ft



Ground Floor Plan 3,125 sq ft (290.3 sq m)

Kitchen	6.10 x 4.23m	20' 0" x 13' 11"	Drawing Room	7.04 x 5.83m	23' 1" x 19' 1"	Shower Room	2.79 x 2.21m	9' 1" x 7' 3"
Family Room	5.82 x 5.25m	19' 1" x 17' 3"	Dining Room	6.19 x 4.25m	20' 3" x 13' 11"	Boot Room	4.15 x 3.75m	13' 7" x 12' 4"
Breakfast Area	6.09 x 3.00m	19' 11" x 9' 10"	Study	4.56 x 4.30m	14' 11" x 14' 1"	Plant Room	3.25 x 1.90m	10' 8" x 6' 2"
Wash Room	2.74 x 2.39m	8' 11" x 7' 10"	Store/Data	2.90 x 0.70m	9' 6" x 2' 4"	Laundry Room	4.10 x 3.24m	13' 5" x 10' 7"
Cloak Room	2.47 x 1.46m	8' 1" x 4' 9"	Drinks Store	2.21 x 1.18m	7' 3" x 3' 10"			

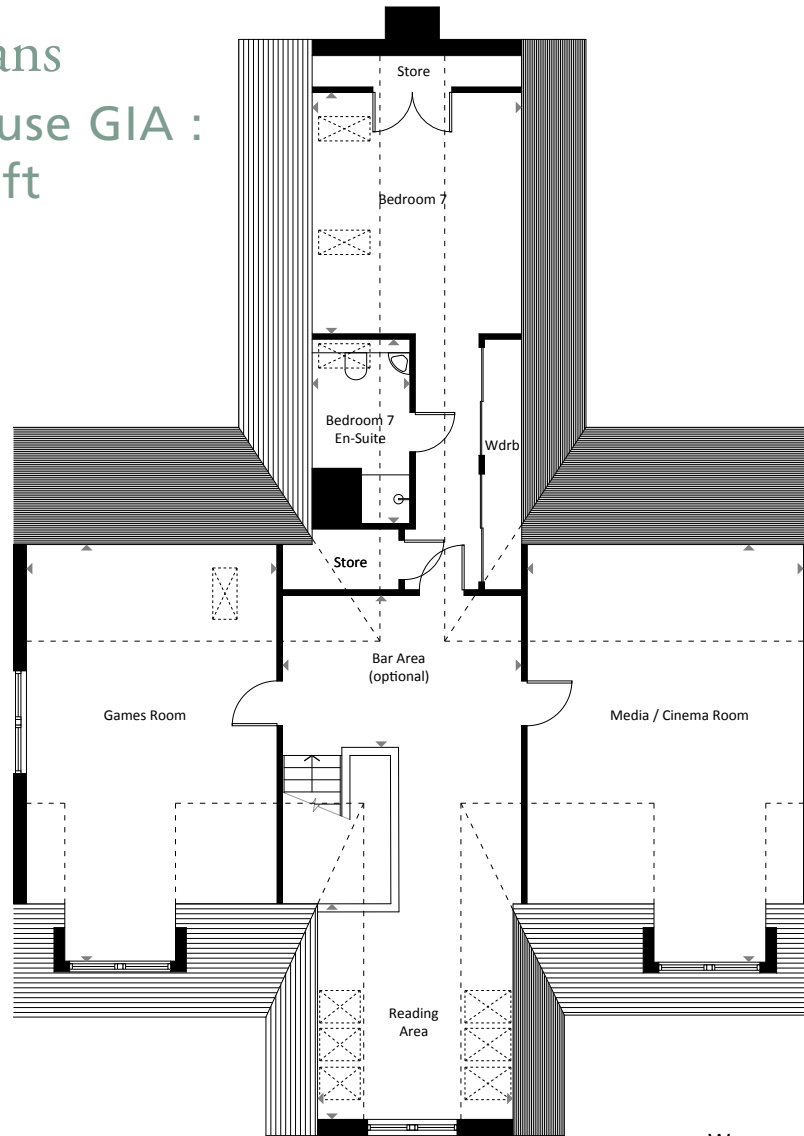


First Floor Plan 2,770 sq ft (257.3 sq m)

Sitting Area	4.95 x 3.14m	16' 3" x 10' 4"	Guest Bedroom	5.96 x 4.80m	19' 6" x 15' 9"	Bedroom 4	4.30 x 3.92m	14' 1" x 12' 10"
Master Bedroom	5.99 x 4.58m	19' 7" x 15' 0"	Guest En-Suite	4.27 x 2.63m	14' 0" x 8' 8"	Bedroom 4 En-Suite	3.22 x 2.02m	10' 11" x 10' 4"
Dressing Room 1	4.29 x 2.00m	14' 0" x 6' 6"	Guest Dressing Room	3.30 x 2.27m	10' 10" x 7' 5"	Bedroom 5	3.34 x 3.14m	10' 7" x 6' 7"
Dressing Room 2	4.29 x 2.47m	14' 0" x 8' 1"	Bedroom 3	4.37 x 3.98m	14' 4" x 13' 0"	Bedroom 6	3.98 x 3.24m	13' 0" x 10' 7"
Master En-Suite	4.12 x 3.23m	13' 6" x 10' 7"	Bedroom 3 En-Suite	3.28 x 1.91m	10' 9" x 6' 3"	Bathroom	2.29 x 2.19m	7' 6" x 7' 2"

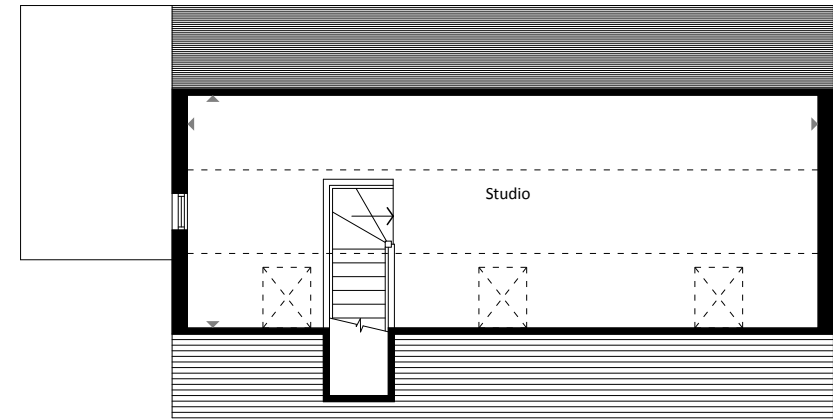
Floor Plans

Total House GIA :
8,145 sq ft

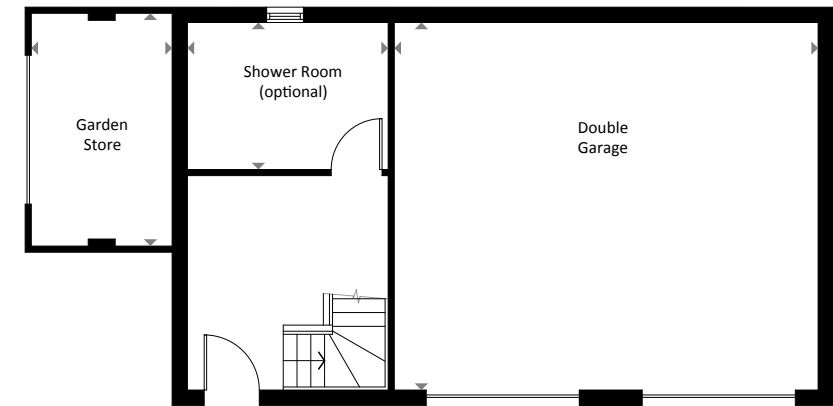


Second Floor Plan 1,610 sq ft (149.6 sq m)

Games Room	7.71 x 4.68m	25' 3" x 15' 4"
Bedroom 7	4.47 x 3.88m	14' 8" x 12' 8"
Bedroom 7 En-Suite	3.41 x 1.80m	11' 2" x 5' 10"
Bar Area	4.42 x 3.19m	14' 6" x 10' 6"
Reading Area	3.95 x 3.60m	12' 11" x 11' 9"
Cinema Room	7.73 x 5.15m	25' 4" x 16' 10"



First Floor Plan



Ground Floor Plan

Garage Plan 640 sq ft (59.5 sq m)

Garage	6.85 x 5.98m	22' 5" x 19' 7"
Garden Store	3.75 x 2.25m	12' 3" x 7' 4"
Shower Room	3.44 x 2.40m	11' 4" x 7' 11"
Studio	10.27 x 3.77m	33' 8" x 12' 4"

External

External finishes

- Buff ashlar dressed stone to external walls with smooth crisp off-white rendered harling
- Glazed balconies and natural stone finished terraces
- Natural slate roofs with lead flashing and rainwater goods in cast iron
- High performance timber double glazed windows and external doors with steel inserts.
- External lighting to garden, driveway and gate
- Entrance to boot & utility rooms via port-cochere
- Front wall built in natural dressed stone and render with stone pillars and caps

Internal

Internal Finishes and Decoration

- Engineered brush lacquer oak flooring throughout ground floor
- Beestone porcelain tiled flooring in kitchen
- Bath and Shower Rooms fitted in various tiles with feature decor tiling to some areas
- Ground floor water closet finished in sapphire travertine
- Premium wool carpets throughout first and second floor
- Bespoke hand built staircase with oak balustrade caps and steps with carpet runner
- Heavy pass doors in oak with chrome ironmongery
- White skirtings and architraves
- Walls and ceilings finished in white emulsion
- Georgian swan neck corncicing to entrance hallway, drawing room, master and guest bedrooms and first floor hall
- Second floor has reinforced joists to accommodate gym equipment or snooker table
- Recessed down-lights throughout and wiring for pendant lights in formal/reception rooms and main hallways. Wall lights in selected areas and in-floor LED lighting to master/guest en-suites.
- Polished chrome switch plates and sockets throughout

Bathrooms and Cloakrooms

- Designed by Karen Brown Interior Design
- Exclusive bathroom furniture and suites
- Premium wall and heated floor tiles
- Pressurised water system
- Boot and cloak rooms with hanging hooks and bench
- Dressing rooms with furniture in oak veneer and fitted wardrobe interiors in matching oak

Gates, Driveway and Garden

- Electronically controlled entrance gates to The Queen's Crescent
- Secure pedestrian gate for direct access to The Queen's Course and footpath leading to The Dormy House
- Electronically controlled access gates to Glenaig, with intercom system
- Driveway and courtyard laid with 14mm Harris white flecked spar with setts to the borders
- Garden ground laid to lawn with established trees and ornamental planting

Kitchen

- Bespoke design by Karen Brown Interior Design and Kitchens International
- Handle Free German (Hofemeier) furniture in a mix sand beige silk matt lacquer and pastel smoke rough cut vertical veneer
- Kashmir white granite worktops
- Opti white glass wall panels and feature mirror back panels
- The white goods include:
 - › A Siemens iQ700 pyro clean single oven
 - › A Siemens iQ700 compact pyro clean combination oven
 - › A Siemens 140mm warming drawer
 - › The hob is 90cm 5 zone induction and is combined with a 900mm wide downdraft extraction unit
 - › A full height fridge [Siemens 308 ltr] is integrated into a bank of tall units.
 - › A four drawer freezer [Siemens 97 ltr] is also integrated into the design.
 - › A 14 place setting whisper quiet dishwasher by Siemens [42dB]
 - › A Quooker boiling water tap to provide instant hot water .
 - › 1 x 300mm & 1 x 600mm CDA wine coolers (capacity 60 bottles)
 - › A Siemens iQ700 coffee maker
 - › A CDA built in compact ice & water dispenser

Utility/ Laundry Room

- Fitted floor and wall units with laminate work top, sink & taps
- Siemens washing machine and tumble dryer
- Space for additional Fridge/Freezer
- Laundry chute from first floor hall
- Drinks store opposite

Garage, Studio and Gardeners Store

- Double garage with automatically controlled doors
- First floor garage space has reinforced joists to accommodate gymnasium or to provide additional living space – e.g. Studio for nanny/caretaker or home office
- Additional plumbing installed for sauna/shower room
- Gardeners store with secure up and over roller door

Heating and Insulation

- Oil fired central heating with under-floor heating to ground floor and radiators to first and second floors
- Heated floor tiles in bath and shower rooms
- Limestone and sandstone open fires with granite hearths and herringbone firebricks in entrance hall and drawing room
- High standards of insulation for both heat and noise

Audio Visual, Fire and Security

- IT Hub positioned off ground floor hallway
- High spec structured cabling platform to distribute audio, high definition (HD) content, broadband and telephone
- Data and phone system including audio entry from entrance gates with digital keypad
- Satellite TV (HD) wired to all public and bed rooms
- Wired for multi room music system with in-ceiling speakers and wireless hand controllers
- Media/cinema room wired for state of the art TV and home cinema installation
- Hard wired intruder alarm system with Redcare monitoring (direct police response)
- Fire system with optical and heat detectors (also linked to Redcare)

Warranty and Factor Services

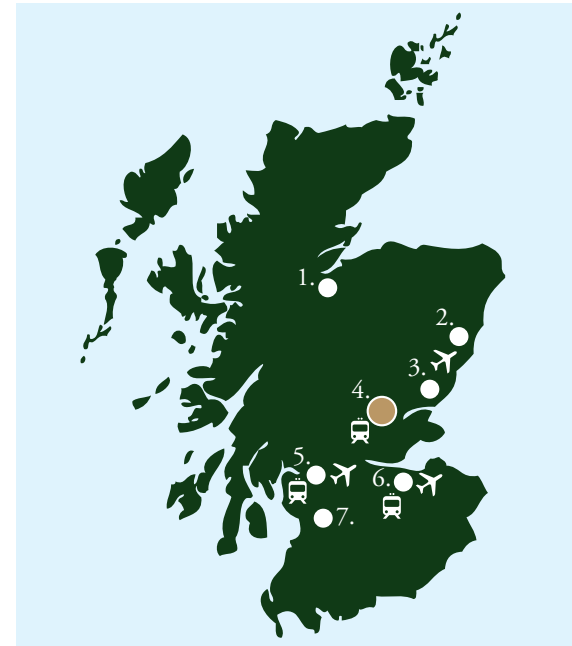
- A warranty for works is provided by the architect, engineer and builder
- A factor is retained on an annual management contract to upkeep the communal roadway, verges and landscaped areas, gate lodge and concierge
- Residents association formed to liaise with factor and concierge
- Management contract incurs an annual cost shared by residents

At the heart of Scotland

One of Gleneagles' strengths is its excellent communications. The nearby A9 (T) provides dual carriageway connections to Perth and Stirling. From Perth and Stirling the Motorway network of Central Scotland connects to Edinburgh and Glasgow and their Airports inside the hour. There are also daily flights available from Dundee to London City Airport. The airfield at Scone, by Perth, is suited to light aircraft and Gleneagles Hotel has a private Helicopter landing pad. Railway connections (direct sleeper to London) can be had at Gleneagles Station as well as those at Perth, Dunblane and Stirling.

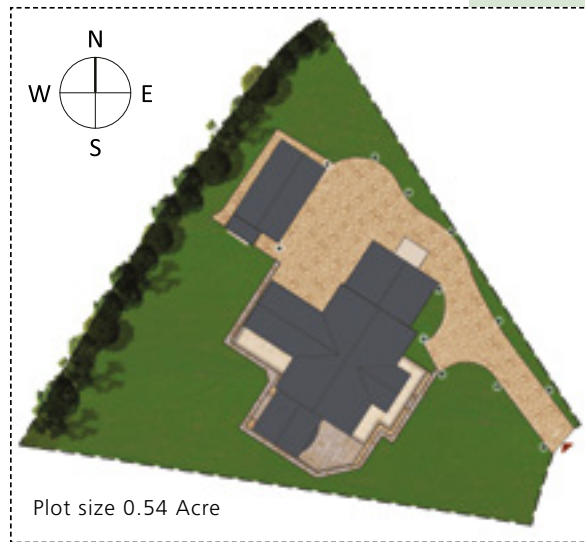
Locally, Auchterarder is a small town with a diverse mix of retailers and public services. Importantly, there is a wide choice of both state and private education with Auchterarder having a new combined primary and secondary Community School and there is renowned private education available at nearby Ardvreck and Craigclowan Preparatory Schools and at Dollar Academy, Strathallan School, Glenalmond College, Morrisons Academy and Kilgraston School for Girls.

Auchterarder 3 Miles; Perth 18 Miles; Stirling 19 Miles; St Andrews 41 Miles; Glasgow 49 Miles; Edinburgh 50 Miles



- 1. Inverness**
Castle Stuart Golf Club
- 2. Aberdeen**
Menie Estate (Donald Trump Resort)
- 3. Dundee**
Carnoustie and St. Andrews
- 4. Perth/Stirling**
Gleneagles
- 5. Glasgow**
Loch Lomond
- 6. Edinburgh**
Muirfield and Archerfield
- 7. Ayr**
Turnberry and Troon

Gleneagles is well placed to access all of Scotland's finest Golf Courses.



The Queen's Crescent



General remarks

Directions

From the A9 follow the signs to The Gleneagles Hotel. Continue past the principal hotel entrance to the mini roundabout about a quarter of a mile further on. Turn left and thereafter the entrance to The Queens Crescent can be found on your left after a further third of a mile or so and is clearly signposted.

Viewing

Viewing is strictly by appointment only. Please note that during the course of your inspection, construction works may be on going within the Crescent and for health and safety reasons you should comply with any requests made by the sellers, their agents or their site staff.

Offers and Reservations

Offers should be made to the selling agents. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept an offer at any time. 10% of the sale price will be payable as a non-returnable deposit within 7 days of the conclusion of Missives.

Entry

Entry will be by agreement.

Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5PH
Tel: 01738 475 000
Fax: 01738 475 710

Servitude Rights, Burdens & 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, wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not 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.

Particulars and Plans

These particulars and plans are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Computer Generated Images

The computer generated images of this property are for illustrative purposes only. They do not form part of any contract or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Prior to making a purchase, please consult with the selling agent for the latest information.

Floor Plans

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract. Please refer to the 'Importance Notice' section for further information.

Misrepresentation

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by said agent.
2. The purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or that said agents in relations to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages not in any circumstance to give either party any cause for action.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be any statement that the property is in good structural condition or otherwise nor that the services, appliances, equipment or facilities are in good working order. Purchases should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distance referred to are given as a GUIDE ONLY and NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
5. Where any reference is made to planning permission or potential uses such information is given by the seller/sales agent in good faith. Purchasers should however make their own enquires into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.



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View towards Gleneagles Hotel

| www.glenaigatgleneagles.com |