

**35 Guthrie Court,  
Gleneagles Village, PH3  
1SD**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- +** *First Floor Flat*
- +** *Bright and Airy Accomodation*
- +** *Desirable Location*
- +** *Offers Over £260,000*



**1**  
Public Rooms



**2**  
Bedrooms



**2**  
Bathrooms

**T: 01738 630 350**

35 Guthrie Court is an immaculately presented, two-bedroom first floor apartment with garage and residents parking. The apartment is located within the prestigious development known as Gleneagles Village at the edge of the world-famous golf course. The Gleneagles Hotel, a short walk away via a private gated access, offers a wide range of leisure, sports and spa facilities. Fishing, shooting and stalking are available on local estates, and the hills and lochs of highland Perthshire offer numerous opportunities for cycling, walking and climbing.

The accommodation comprises: entrance hall with storage and airing cupboards, spacious open lounge/dining area with access to your balcony which has views to the hotel,

kitchen, 2 double bedrooms with built in wardrobes, and the principal bedroom benefitting from en-suite facilities and a family bathroom. Heat is provided by electric heaters, and the property also has double glazed windows throughout.

Externally the property sits within very well maintained, mature, communal garden grounds.

EPC - C  
Council Tax - E







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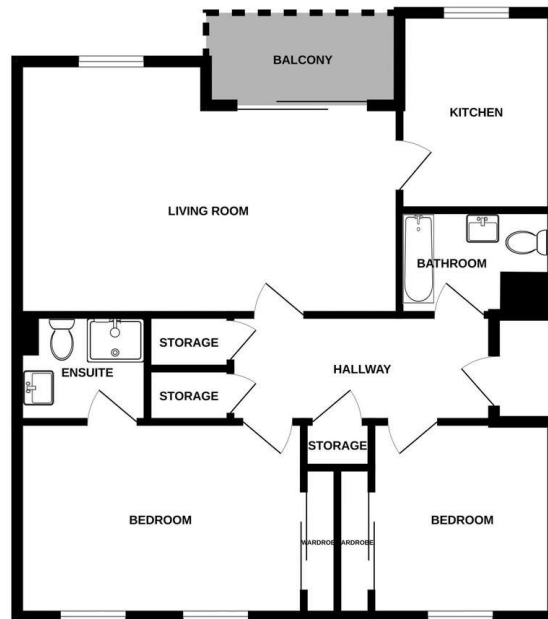
to view:

T: 01738 630 350

E: [property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

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Measurements:

Hall: 4.16 x 1.53

Bathroom: 1.72 x 2.27

Bed2: 2.96 x 2.45

Approx. Measurements  
in Meters

Bed1: 2.96 x 4.15

En-suite: 2.0 x 1.48

Lounge: 4.03 x 5.46

Kitchen: 2.26 x 2.95

#### YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP  
T: 01738 630 350 F: 01738 630 264

71 High Street, Auchterarder PH3 1BN  
T: 01764 663 830 F: 01764 663 135



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[www.jamesonmackay.co.uk](http://www.jamesonmackay.co.uk)