



West Muirton,

Muirton, Auchterarder, PH3 1ND

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Ingram**

Introduction

West Muirton is a substantial period property. The original structure is believed to date back to the mid-1800s and then sympathetically extended in the 1900s with the accommodation now arranged over two floors. It is set within mature garden grounds extending to just under half an acre.

The property has remained in the same family for over 50 years. West Muirton presents an exciting opportunity for refurbishment or redevelopment, particularly given the size and potential of the surrounding grounds.



The main entrance door has a decorative glazed panel and opens into a vestibule with a convenient storage cupboard. A glazed internal door leads into the spacious reception hallway.

To the right the large, bright and comfortable sitting room has windows to the front and side, an open fireplace, and sliding patio doors that open directly onto the garden.

To the left of the hallway, the formal dining room also has patio doors to the garden. A sliding door connects the dining room to the kitchen, which has a range of base and wall units with contrasting worktops. In addition to an electric oven and separate hob with overhead extractor, a tiled recess houses a range cooker. There is ample space for a fridge freezer, and windows to both the front and rear provide plenty of natural light.

A door from the kitchen leads to the utility room, which has a glazed roof, base units, a stainless steel sink, and generous space for larger appliances. Two external doors provide direct access to the garden. Also on the ground floor is a convenient WC with wash basin.



Upstairs, there are three bedrooms, including a particularly spacious master bedroom with an open fireplace, windows to the front and side, and extensive built-in wardrobe space.

The family bathroom is well-equipped with a bath, separate shower, wash basin, towel radiator, and a built-in storage cupboard. A front-facing window allows for natural light. Additionally, there is a large storage cupboard on the upper floor which has ladder access to the boarded loft space.

Outside

The property sits within beautifully private garden grounds extending to just under half an acre, bordered by mature hedging that ensures a sense of privacy. The gardens are predominantly laid to lawn, complemented by a variety of tall, mature trees, scattered shrubs and a pond feature.

There is a detached garage with a greenhouse alongside and the access driveway to the grounds provides parking for a number of vehicles.







Location

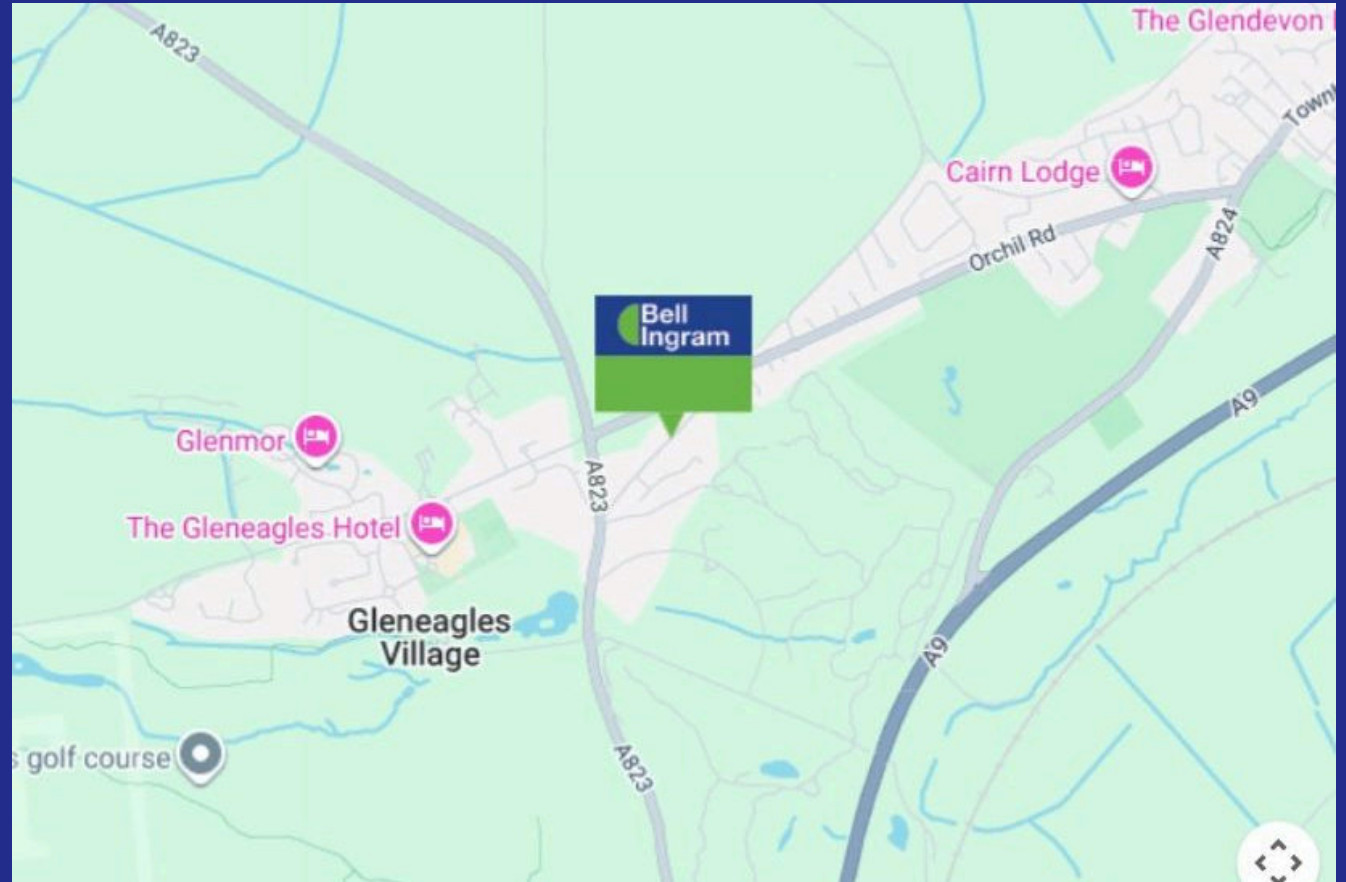
West Muirton enjoys a peaceful residential setting within Muirton, just off Orchil Road on the outskirts of Auchterarder. Ideally positioned, with the world-renowned Gleneagles Hotel and its prestigious golf courses near by.

The Royal Burgh of Auchterarder is situated approximately 15 miles west of Perth and 20 miles from Stirling, offering excellent road connectivity to both cities. Its strategic location also provides convenient access to Edinburgh and Glasgow, making it ideal for commuters. Gleneagles Station is only 1.6 miles away and has connections both north and south including a service to London.

Auchterarder itself has a wide range of amenities, including everyday essentials, independent shops, cafés, bistros, and welcoming hotels. The town is well-served by both primary and secondary schools, with additional primary education available in nearby Aberuthven. Private schools in the area include Morrison's Academy and Ardvreck Preparatory School in Crieff, Beaconsbury in Bridge of Allan, and Craigclowan, Strathallan, and Glenalmond, all within easy reach.

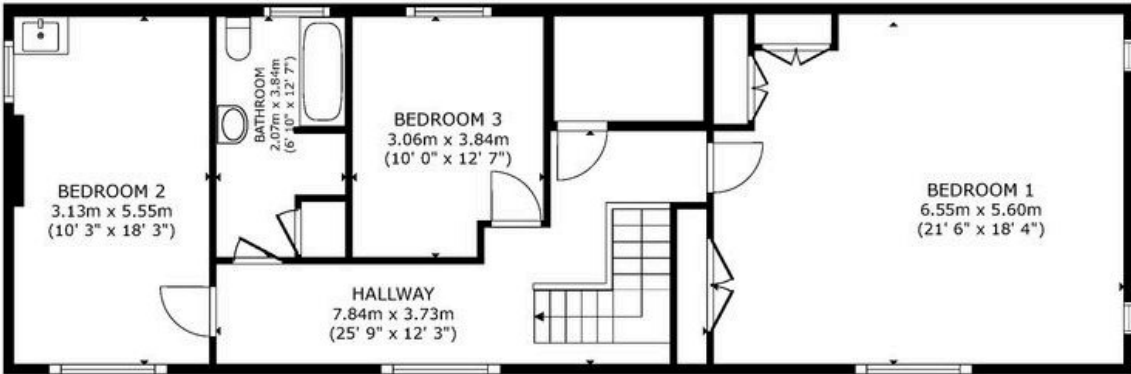
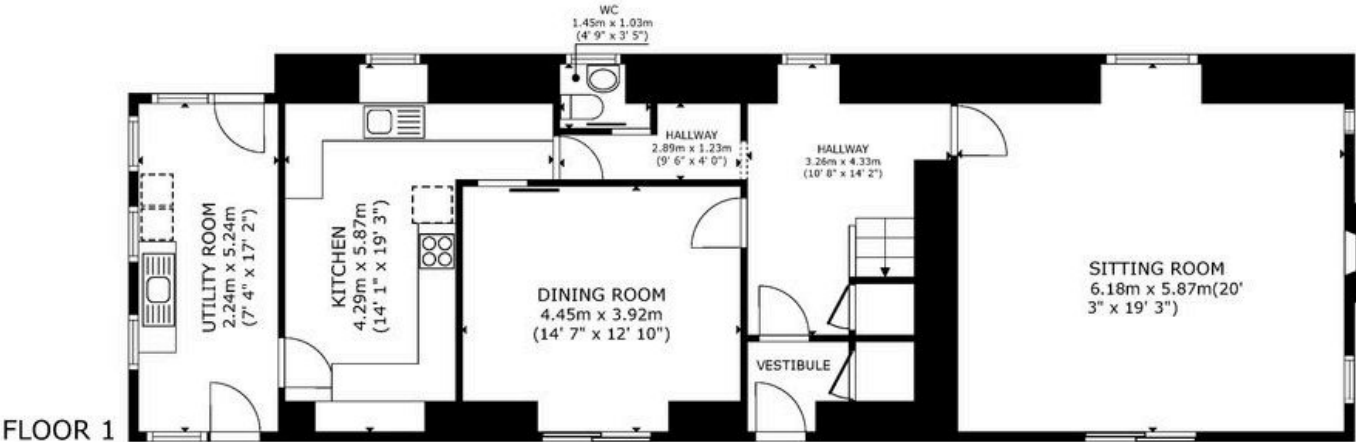
Just minutes away, Gleneagles Hotel offers a luxurious resort experience with an exceptional array of sports and leisure facilities, including three 18-hole championship courses and the nine-hole Wee Course.

The well respected 18-hole Auchterarder Golf Course is close by and is open to visitors and members alike.



Plans

205 sqm (2,210 sqft)



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GROSS INTERNAL AREA
FLOOR 1 111.6 m² (1,201 sq.ft.) FLOOR 2 93.7 m² (1,009 sq.ft.)
TOTAL : 205.3 m² (2,210 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

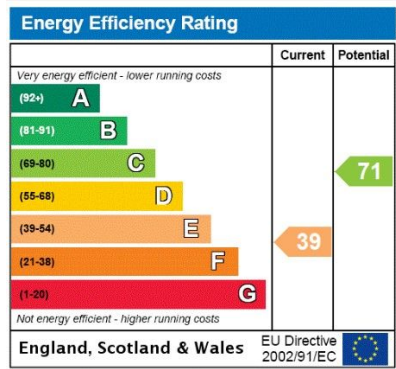
Local Authority
Perth & Kinross Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = E

West Muirton



Services & Additional Information

DIRECTIONS: From the southwest end of Auchterarder, leave the A9 by bearing left onto the A824, following signs for Auchterarder and Aberuthven. Continue along the A824 for approximately 0.80 miles, then turn left onto Orchil Road. Stay on Orchil Road for 0.85 miles, and just after the signpost for Muirton, bear left. West Muirton is located about 250 yards ahead on your left.

For viewers using the 'what3words' app, the entrance to the property is [///stylist.cook.cubed](#)

The fitted flooring, curtains, blinds and integrated kitchen appliances are included in the sale. Please note that the curtains and curtain poles in the sitting room are excluded and will be removed.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Muirton, Auchterarder, PH3 1ND

Offers Over £575,000



Carl Warden

Perth

01738 621121

carl.warden@bellingram.co.uk



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