

MACKENZIE LODGE

Dunning Road, Auchterarder, PH3 1DU



**McEwan Fraser Legal**
Solicitors & Estate Agents



AN EXCEPTIONAL LIFESTYLE HOME ON THE EDGE OF AUCHTERARDER

Set amidst breathtaking scenery at the foot of the Ochil Hills, just minutes from the prestigious Gleneagles Hotel and Golf Course, this substantial five-bedroom residence offers a rare opportunity to secure a beautifully crafted family home with flexible living space and outstanding privacy, all within easy reach of Auchterarder's vibrant town centre.





A HOME THAT ADAPTS TO YOU

Mackenzie Lodge has been thoughtfully designed to accommodate changing family needs and multi-generational living. The spacious ground floor includes two generously sized double bedrooms and a contemporary family bathroom, ideal for guests, older relatives or creating a self-contained suite.

From the moment you enter the impressive reception hall with its striking handcrafted staircase and open flow, the sense of space and quality is immediate. The main lounge is a superb living and entertaining space, with room for a full dining suite, a charming open fire, and French doors opening directly onto the deck, perfect for relaxing or hosting in warmer months.





“...with room for a full dining suite, a charming open fire, and French doors opening directly onto the deck...”







THE KITCHEN AS THE HEART OF THE HOME

The large open-plan kitchen is both practical and elegant, fitted with a centre island, integrated appliances, and a wealth of storage. Its seamless connection to the hallway and utility room makes everyday life feel effortlessly organised, while also giving internal access to the garage.





12



13





UPSTAIRS: SPACE, VIEWS AND VERSATILITY

The upper level is a continuation of the home's flexible layout and impressive scale. The principal bedroom is a retreat in itself, complete with walk-in wardrobes, a luxurious en-suite with double sinks, and access to a private balcony offering lovely open views.

A further two double bedrooms, a modern family bathroom, and an additional reception room that is currently used as a cinema and games room, provide space for everyone, with excellent storage throughout. Whether you're working from home, raising a family or welcoming guests, there's space to grow and adapt.





“...complete with walk-in wardrobes, a luxurious en-suite with double sinks, and access to a private balcony offering lovely open views...”

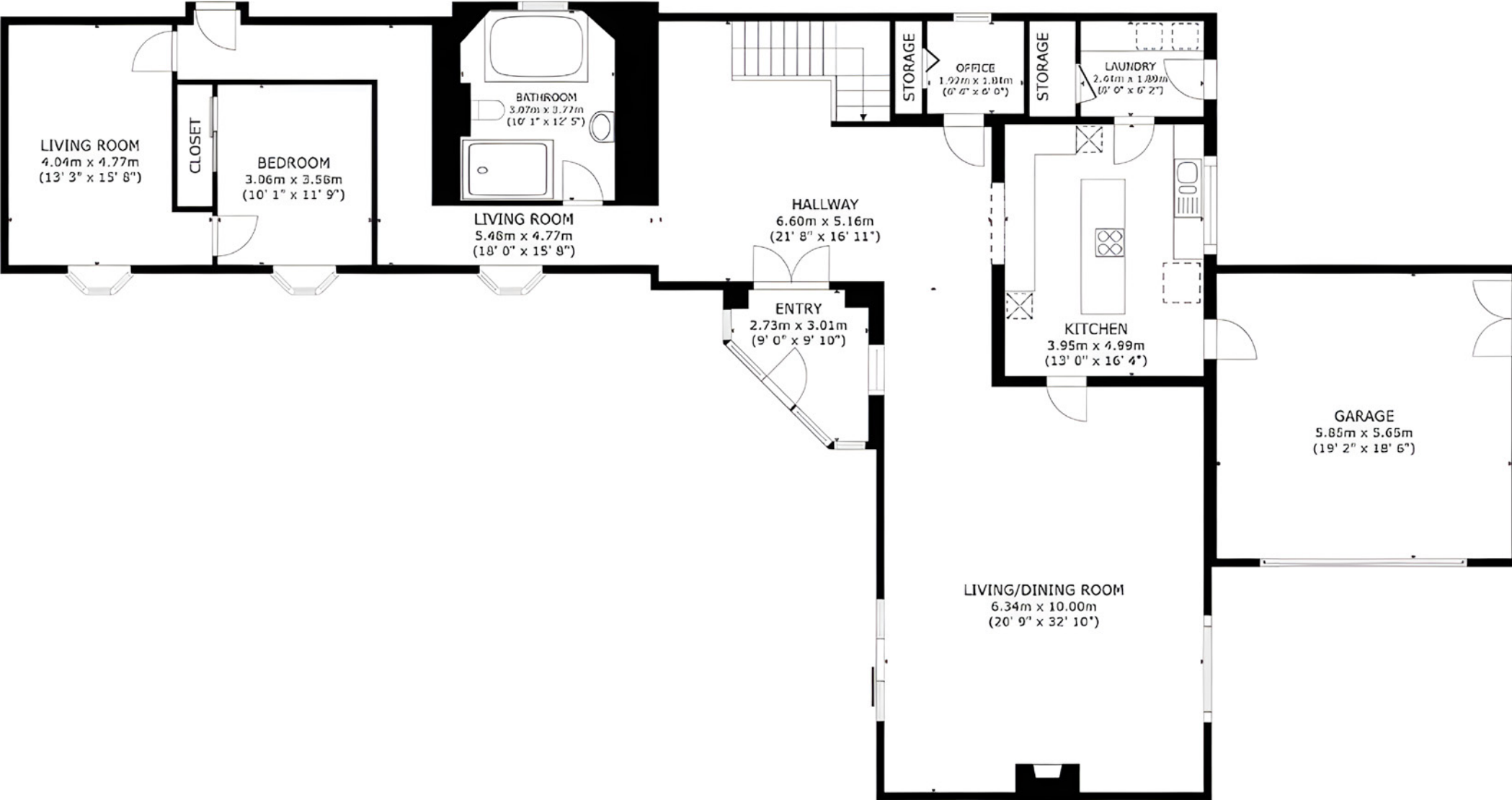








FLOOR PLAN





SMART LIVING INSIDE AND OUT

The property is equipped with smart systems including a fully integrated sound system, intercom, Biomass heating and solar panels, ensuring eco-efficiency and convenience. Outside, the home sits within a private and well-maintained plot featuring a lawned garden, decked seating area, patio, and additional parking or storage space to the side. Security is enhanced with camera coverage and well-planned boundaries.





THE OPPORTUNITY

This is more than a house, it's a home that offers flexibility, comfort, and a rare level of space in one of Perthshire's most desirable rural locations. Ideal for growing families, multi-generational households or buyers seeking a work-from-home environment with a touch of luxury.

Viewing is highly recommended to appreciate the scale, setting, and sheer quality of Mackenzie Lodge.



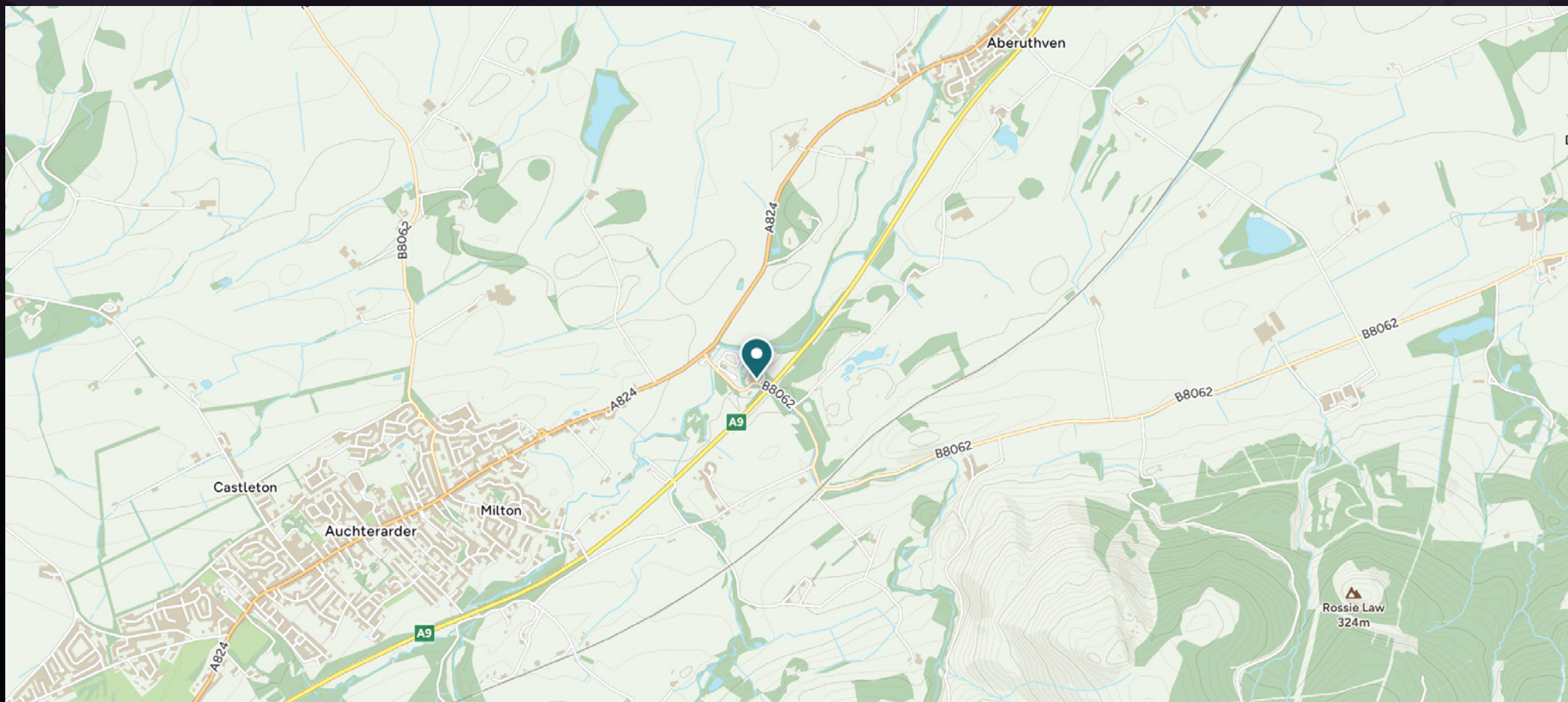


THE LOCATION

This prime property sits on the outskirts of Auchterarder, a vibrant Perthshire town with a friendly community, independent shops, cafés, and amenities like a medical centre, dentist, post office, and well-regarded schools. Excellent transport links include the A9 for easy access to Perth, Stirling, Dundee, Glasgow, and Edinburgh, plus nearby Gleneagles Station with direct trains to London.

Surrounded by natural beauty, the area offers walking, cycling, and equestrian activities, while golf lovers will enjoy Gleneagles' championship courses and luxury spa. Combining peaceful countryside living with superb transport and local facilities, this location delivers the perfect balance of convenience and tranquillity.





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