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Leading Perthshire Estate Agency

38 Ericht Court, Upper Mill Street, Blairgowrie, PH10 6AE

Offers Over £80,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

38 Ericht Court, Upper Mill Street,
Blairgowrie, PH10 6AE

Many thanks for your interest in
38 Ericht Court, Upper Mill Street,
Blairgowrie, PH10 6AE.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft, and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.



Property summary

The property is entered via a secure entry system and is located on the second floor. Lift facilities are available and as this is a retirement complex, the minimum age for a single person is 60 years and 55 years for a couple, providing one partner is 60 or over.

The accommodation comprises entrance hall with large storage cupboard: bright lounge/diner with kitchen off: Double bedroom and shower room. There is electric heating and double glazing throughout.

All power points are fitted at waist-height and every room is fitted with a cord-pull alarm linked to the 24-hour helpline. The complex, built by McCarthy & Stone, has a house manager, backed up by a 24-hour careline service and residents' lounge. There is a residents' laundry room equipped with automatic washing-machines and tumble-dryers.

The property stands in lovely, well-kept communal grounds and there is private parking in the courtyard for residents and visitors.

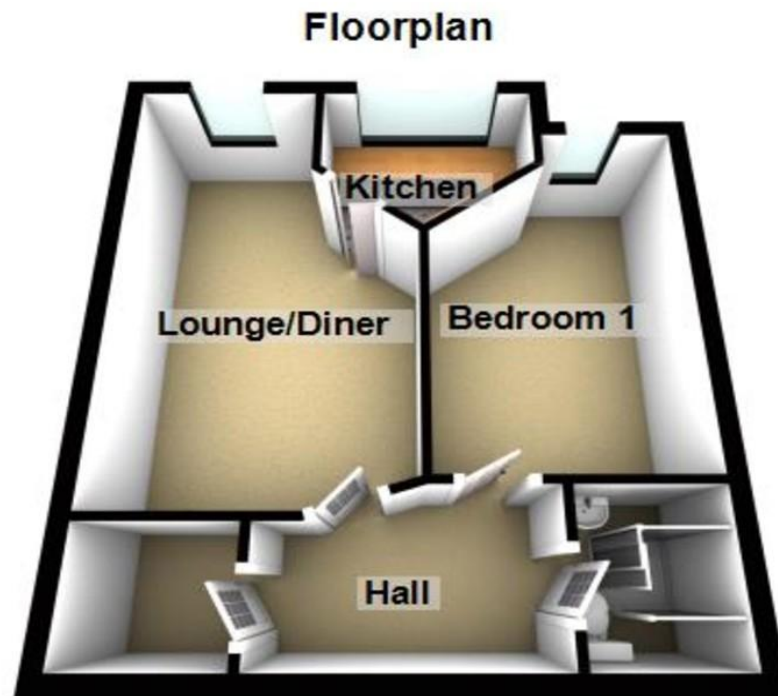


Key property features

- ✓ Retirement Complex
- ✓ Private Parking
- ✓ Riverside Views
- ✓ Secure Entry & Lift
- ✓ Guest Accommodation
- ✓ Communal Living Room
- ✓ Cord pull alarm & 24 Hour Helpline
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Close to amenities



Floorplans





Property Room Sizes

HALL 6' 10" X 8' 2" (2.08M X 2.49M)

LOUNGE/DINER 23' 7" X 10' 8" (7.19M X 3.25M)

KITCHEN 7' 9" X 7' 7" (2.36M X 2.31M)

BEDROOM 14' 2" X 9' 1" (4.32M X 2.77M)

SHOWER ROOM 6' 9" X 5' 5" (2.06M X 1.65M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

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