



Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 23, Erich Court Upper Mill Street, Blairgowrie, PH10 6AE

Offers Over £85,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat 23, Ericht Court Upper Mill Street,
Blairgowrie, PH10 6AE

Many thanks for your interest in Flat 23, 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 renowned 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

Next Home are delighted to bring to the market this SUPERB ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT built by McCarthy and Stone situated within the highly desirable town of Blairgowrie.

The property offers well-proportioned beautifully presented accommodation on the first floor level of the building and affords magnificent views from every window towards the River. The accommodation comprises entrance hall, lounge, kitchen, bathroom, double bedroom and large storage cupboard which houses the boiler.

The property is suitable for applicants 60 years and over or in the case of a couple one must be 60 and the other over 55. There is an annual service charge of approximately £1,250. This covers the maintenance of the lift, window cleaning, building insurance, all communal areas and garden grounds as well as redecoration. EPC Rating C.



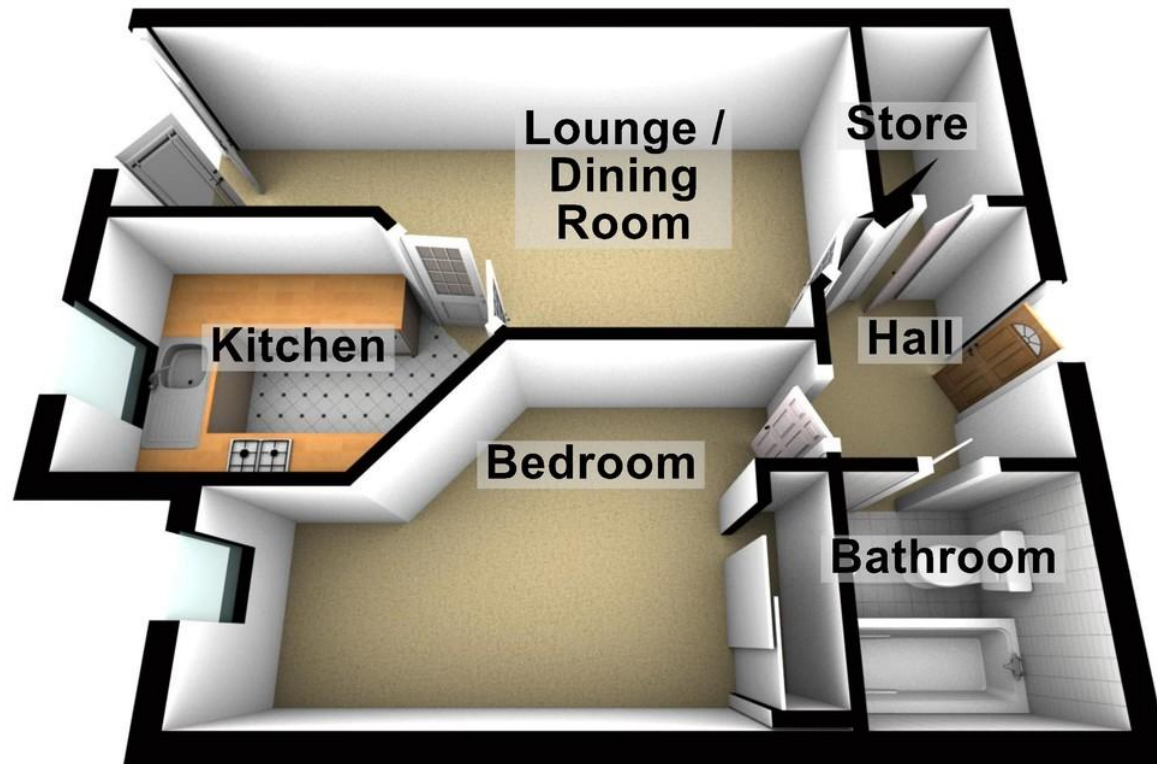
Key property features

- ✓ immaculately presented
- ✓ Spacious accommodation
- ✓ Serviced apartment
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Close to Dundee & Perth
- ✓ River views
- ✓ Visitors room
- ✓ Parking



Floorplans

Floor Plan





Property Room Sizes

ENTRANCE HALL 7' 6" X 6' 8" (2.29M X 2.03M)

LOUNGE 23' 6" X 10' 7" (7.16M X 3.23M)

KITCHEN 7' 7" X 7' 2" (2.31M X 2.18M)

BEDROOM 14' 3" X 9' 9" (4.34M X 2.97M)

BATHROOM 6' 9" X 6' 1" (2.06M X 1.85M)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

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

*The only Perthshire estate agent **available 7 days until 9pm***

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