

MILLER GERRARD

Solicitors and Estate Agents



25 ERICHT COURT, UPPER MILL STREET, BLAIRGOWRIE, PH10 6AE

AN EXTREMELY ATTRACTIVE FIRST FLOOR ONE BED APARTMENT, LOCATED WITHIN A HIGHLY POPULAR RETIREMENT DEVELOPMENT, SITUATED NEXT TO THE RIVER ERICHT AND CLOSE TO THE TOWN CENTRE SHOPS, CAFES, RESTAURANTS AND LOCAL AMENITIES.

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- COMMUNAL GARDENS & PARKING
- EPC BAND 'B'
- LOUNGE / DINING ROOM
- DOUBLE BEDROOM
- ELECTRIC HEATING
- LAUNDRY FACILITIES
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £80,000

OFFERS OVER £80,000

This private development provides independent and secure living for residents who are aged sixty and over, with a partner aged fifty five or over. Residents enjoy the services of a professional on-site House Manager, and a 24 hour personal alarm system. There are forty eight self-contained apartments on three floors, served by an elevator, a secure entry system, and intercom for communication with the House Manager or out of hours remote assistance.

The development is conveniently situated within a few minutes' walk of the town centre. The comfortable accommodation comprises living / dining room, kitchenette, double bedroom and bathroom. The property benefits from electric heating, double glazing and communal facilities within the development which include a residents lounge with kitchen, laundry room and guest suite.

There is communal car parking to the rear of the development, with communal gardens to the front, side and rear. The rear gardens, which are set in lawn with flower and shrub beds, include an attractive patio / seating area.

The costs for maintenance of the gardens, window cleaning and communal areas etc. within the development are shared with the other residents of Ericht Court through James Gibb Residential Factors. Charges are 6 monthly in advance, and are approximately £1,714 per annum.

Kitchenette: Fitted with wood effect wall and base units, with contrasting work surfaces and neutral tiling behind. With four plate electric hob with extractor above, a separate electric oven with eye level grill, undercounter fridge and freezer, stainless steel sink/drainer under the window overlooking The River Ericht.

Living / Dining Room: With fitted carpet, focal point fireplace with flame effect electric fire. At the far end of the room there is ample space for a dining table and chairs, with a large window overlooking the rear of the property.

Bedroom: A spacious and bright bedroom which has a built-in wardrobe with sliding mirrored doors.

Bathroom: Comprising bath with over bath shower, WC, wash hand basin and fully tiled walls.

There is also the opportunity for items to be left in the property by separate negotiation.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centre, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, each approximately 30 minutes by car.





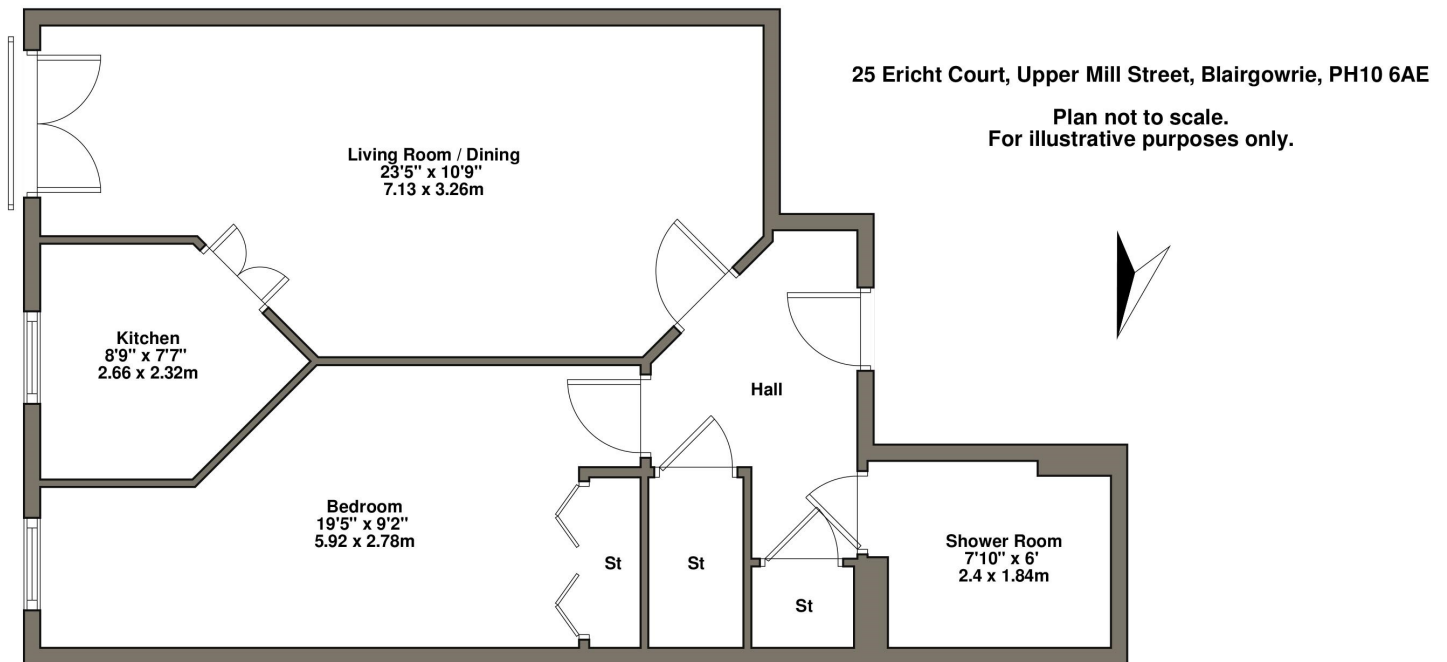








FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	2.66 X 2.32	LIVING ROOM / DINING	7.13 X 3.26
BEDROOM	5.92 X 2.78	SHOWER ROOM	2.4 X 1.84

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE