

MILLER GERRARD

Solicitors and Estate Agents



TO LET **18 MANOR COURT, BLAIRGOWRIE, PH10 6JJ**

AN EXCEPTIONAL 2 BED FIRST FLOOR UNFURNISHED APARTMENT IN A QUIET CUL-DE-SAC DEVELOPMENT CLOSE TO THE TOWN CENTRE.

- LIVING ROOM
- 2 DOUBLE BEDROOMS
- PARKING & GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'D'
- NO PETS
- DINING KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- EPC BAND 'C'
- DEPOSIT & REFS REQUIRED
- LANDLORD REGISTRATION NUMBER
- 179041/340/15420

£810PCM + COUNCIL TAX & UTILITIES

This most attractive first floor apartment is situated in a desirable, established development within a short walk of local shops and amenities. It is offered for Let unfurnished on a Private Residential Tenancy Agreement.

The accommodation is on the first floor and is entered by a secure door entry system. The living room is spacious, bright and with a large picture window to the front. The Breakfasting Kitchen is also front facing comprising floor fitted and wall mounted units, double fan assisted electric oven and gas hob with extractor above, plenty of room for a dining table and vinyl flooring. Both double bedrooms are of good size and overlook the rear lawn. The bathroom, also to the rear of the property comprises bath with over bath shower and screen, and Wet Wall around the bath, wash hand basin and WC. There is a Chrome ladder towel radiator and vinyl flooring.

The property benefits from a designated parking space to the rear of the development and there are well maintained gardens, gas central heating and double glazing.

The Serviced cleaning of the stairwell, external windows and garden maintenance are all included in the monthly rental.

The rent is £810 per calendar month payable monthly in advance by standing order. A returnable deposit of £810 will be required. In addition, the Tenant will be responsible for Council Tax (Band D) and payment for gas, electricity and other services.

The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The Tenant will be responsible for all other repairs.

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 centres, 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, approximately 30 minutes by car.





This Private Residential Tenancy will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises (including the garden) clean and tidy.
- The Lease must not be assigned, the house sub-let nor lodgers kept.
- No trade is to be carried on in the house.
- No pets shall be kept except those permitted in writing by the Landlord. The Landlord may withdraw permission at any time without giving any reason.

The rent is £810 per calendar month payable monthly in advance by standing order. A returnable deposit of £810 will be required. In addition the Tenant will be responsible for Council Tax (Band 'D') and payment for gas, electricity, telephone and other services.

References will be required, and it is to be noted that there is no smoking permitted within the property and no pets.

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**The Studio,
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TO VIEW

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

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