

PRICE REDUCTION



McCarthy & Stone
RESALES



10 Darroch Gate Coupar Angus Road, Blairgowrie, PH10 6GT
Fixed Price £115,000 FREEHOLD

For further details
please call 0345 556 4104

10 Darroch Gate Coupar Angus Road, Blairgowrie, PH10 6GT

FIXED PRICE Superb GROUND FLOOR CORNER ASPECT one bedroom retirement living apartment with PATIO * Ideally placed with easy access to the BEAUTIFUL RESIDENTS LOUNGE/KITCHEN * Guest Suite
* Private residents parking by permit scheme * Excellent Local amenities close by and excellent transport links * VIEWING HIGHLY RECOMMENDED

Summary

Darroch Gate was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Darroch Gate is situated in the picturesque market town of Blairgowrie, nestled on the banks of the River Erich and surrounded by beautiful countryside in the heart of Scotland. Darroch Gate is located on Coupar Angus Road, and sits within half a mile of various local amenities including a Tesco superstore, local coffee shops and eateries as well as a mixture of local food shops including a farm shop and butchers. A Co-Operative store can also be found on Coupar Angus Road, only a short walk away from Darroch Gate.

Blairgowrie is one of the largest towns in Perthshire and offers a fantastic selection of local produce, including a renowned variety of soft fruit which can be handpicked by visitors at the

surrounding fruit farms. Such local produce can be found at the monthly Community Market held in the centre of the town. For nature lovers, stunning parks and wildlife are also right on their doorstep. The numerous countryside walks available and the annual walking festival is a highlight of the local calendar.

10 Darroch Gate

Superb ground floor apartment with patio positioned on the corner facing the front of the development. Ideally placed for all the communal facilities including the residents lounge and kitchen, Guest Suite and easy access to the car park.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24 hour Tunstall emergency response pull cord and Care-line. Doors lead to the bedroom, living room and Shower Room.

Living Room

Spacious living room with dining area by the French door giving access to the patio. There is a feature fire surround with fitted electric fire, three decorative light fittings, ample raised electric sockets, TV and telephone points. Fitted carpets neutral carpets fitted throughout the living room, bedroom and hall. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washing machine/dryer. Under pelmet lighting and white fitted Venetian blind.

Bedroom

Good sized double bedroom benefiting from a walk-in wardrobe, wall mounted attractive plaid headboard with matching panel above the bedroom window and fitted Venetian blind. Decorative ceiling light, TV and phone point and ample raised electric sockets.

Shower Room

Contemporary fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

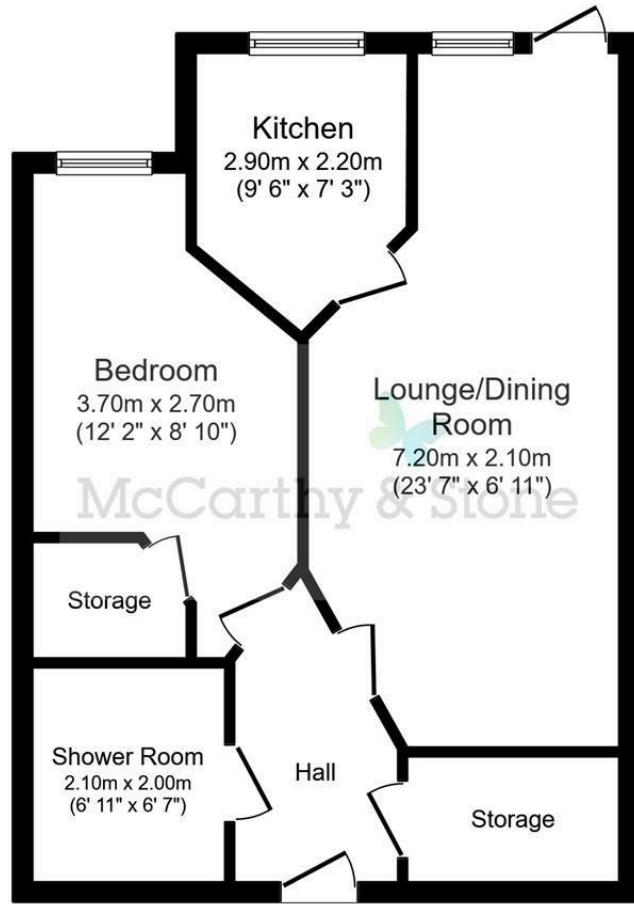
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.





Floor Plan

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC	80	84
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC	71	74

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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