

# MILLER GERRARD

Solicitors and Estate Agents



**35 ERICHT COURT, BLAIRGOWRIE, PH10 6AE**

**A MOST ATTRACTIVE SECOND FLOOR 1 BEDROOM APARTMENT. SITUATED IN THE MODERN MCCARTHY & STONE RETIREMENT DEVELOPMENT, CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES.**

- HALL
- LOUNGE/DINING AREA
- KITCHENETTE
- DOUBLE BEDROOM WITH DRESSING AREA
- BATHROOM
- PARKING AND GARDENS
- ELECTRIC HEATING/DOUBLE GLAZING
- EPC BAND 'C' COUNCIL TAX BAND 'C'

**OFFERS AROUND £85,000**

This most attractively presented second floor apartment is situated in the modern McCarthy & Stone retirement development of 48 self-contained apartments on 4 floors, served by a lift. There is a secure entry system and communication with the House Manager by intercom. The purchaser must be aged 60 or over, and in the case of a couple, the second must be over 55. The development is conveniently situated within a few minutes' walk of the town centre with its shops and amenities. The comfortable accommodation comprises lounge/dining room, kitchenette, double bedroom and bathroom. There is electric heating and the property is fully double glazed. Communal facilities within the development include a residents' lounge, with kitchen, laundry room and guest suite, House Manager and Emergency call system. There is communal car parking to the rear of the development and there are 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.

Entry to the apartment, which is on the second floor, is by an insulated main door with doorbell and spyhole to the Hall. The Hall is a bright area and has a deep walk-in cupboard with light, and slatted shelving, hot water boiler, electricity meters, fuse box and booster control for the hot water supply. Also situated in the Hall is a smoke alarm and a burglar alarm.

The West facing Lounge/Dining room is entered by a paneled door from the hall. Here you will find a good sized room with coving, TV and Telephone points, a bright window, a fireplace with electric coal effect fire with white wooden mantle and marble hearth and an electric wall mounted storage radiator. The dining area allows plenty of space for a dining table.

The Kitchenette, with window and roller blind opens by obscure glazed double doors from the lounge. There is a range of modern floor standing and wall mounted kitchen units. It is tiled behind the work surfaces. There is a stainless steel sink and drainer, a built-in electric oven, ceramic hob with extractor and hood above. There is a fridge and freezer, a wall heater and vinyl flooring.

Also off the hall is the Double Bedroom with double windows, coving, TV point, and a wall mounted electric storage radiator. There is an additional, and very useful dressing area off the bedroom with a built in double mirror fronted wardrobe, and an additional standalone wardrobe. Alternatively, this area could easily be used as an office space.

The Bathroom is fitted with a modern white 3 piece bathroom suite comprising WC, WHB within a fitted vanity unit with cupboard below, bath with over bath shower and glass shower screen. Fitted mirror and light. Extractor and heated towel rail.

This is an excellent property which has been extremely well maintained throughout and must be seen to be fully appreciated.

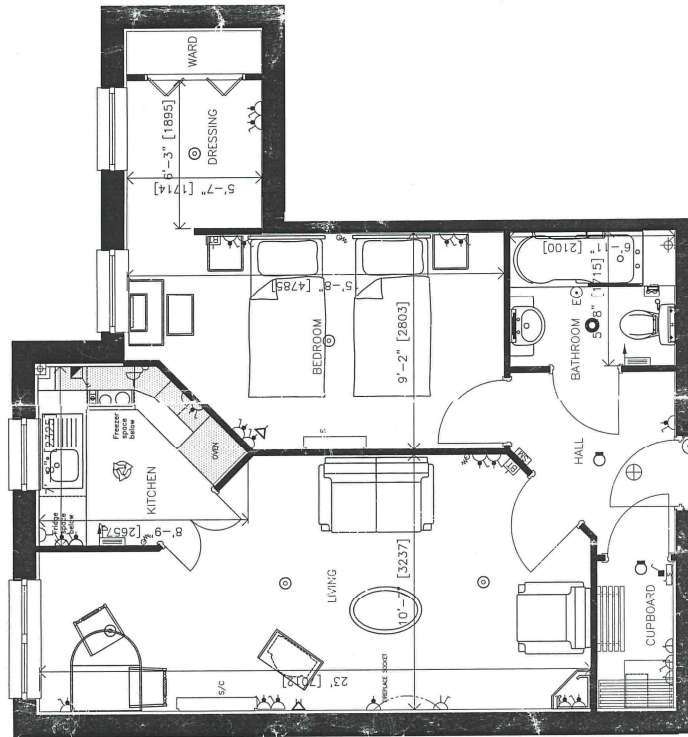
PLEASE NOTE, THERE IS AN ANNUAL SERVICE CHARGE OF APPROXIMATELY £1250 PER ANNUM.

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.





# 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. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	7.01M X 3.23M	BATHROOM	2.10 M X 1.71 M
KITCHEN	2.65 M X 2.35 M		
BEDROOM	4.78 M X 2.80 M		
DRESSING ROOM	1.89 M X 1.74 M		

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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.

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