

MILLER GERRARD

Solicitors and Estate Agents



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

**A SECOND FLOOR TWO BEDROOM APARTMENT
LOCATED IN WITHIN THE POPULAR MCCARTHY &
STONE RETIREMENT DEVELOPMENT.**

- ENTRANCE HALLWAY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COMMUNAL GARDENS & PARKING
- COUNCIL TAX BAND 'D'
- LIVING / DINING ROOM
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- LAUNDRY FACILITIES
- EPC BAND 'C'
- HOME REPORT VALUE £130,000

OFFERS OVER £130,000

Miller Gerrard are delighted to bring to the market this two bedroomed apartment, within this McCarthy & Stone retirement development. 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.

The development includes on-site resident management staff, residents lounge and kitchen, guest suite, residents parking, laundry facilities, regular social activities and a twenty-four hour alarm system. All apartments are served by a secure entry system, elevator and intercom for communication with staff or the out of hours remote assistance.

The costs for the maintenance of the gardens, window cleaning and communal areas etc. are shared with the other residents of Ericht Court through First Port Property Services. Charges are six monthly in advance and are £2600.00 approx. per annum.

Entrance Hallway: Carpeted with access to all accommodation within, three storage cupboards, secure entry phone, emergency call alarm system and smoke alarm.

Open Plan Living Room/Dining Room: Carpeted with flame effect electric fire, space for dining table and chairs and large windows overlooking the rear of the development.

Kitchen: Fitted with modern wooden wall and base units with complementary work surfaces and tiling between. Stainless steel sink and drainer unit. Integrated eye level oven, ceramic hob and extractor fan above. Double glazed window looking out to the rear of the property. Vinyl flooring.

Bedroom One: Carpeted with window to the rear of the property.

Bedroom Two: Window to rear, built in wardrobe with mirrored sliding doors and is carpeted.

Shower Room: Shower area, hand wash basin with integrated storage, WC, mirror with light above and tiled walls.

Exterior: Communal gardens to the front, side and rear. Rear gardens set with lawn with patio / seating area. The development is located next to woodland/riverside walks at the River Ericht.

About the area: Blairgowrie boosts excellent amenities with the High Street being the focal point with a variety of local and independent shops as well as major supermarkets, all within a few minutes walk of the apartments.

TO VIEW: Please contact Miller Gerrard on 01250 873468 or email property@millergerrard.co.uk









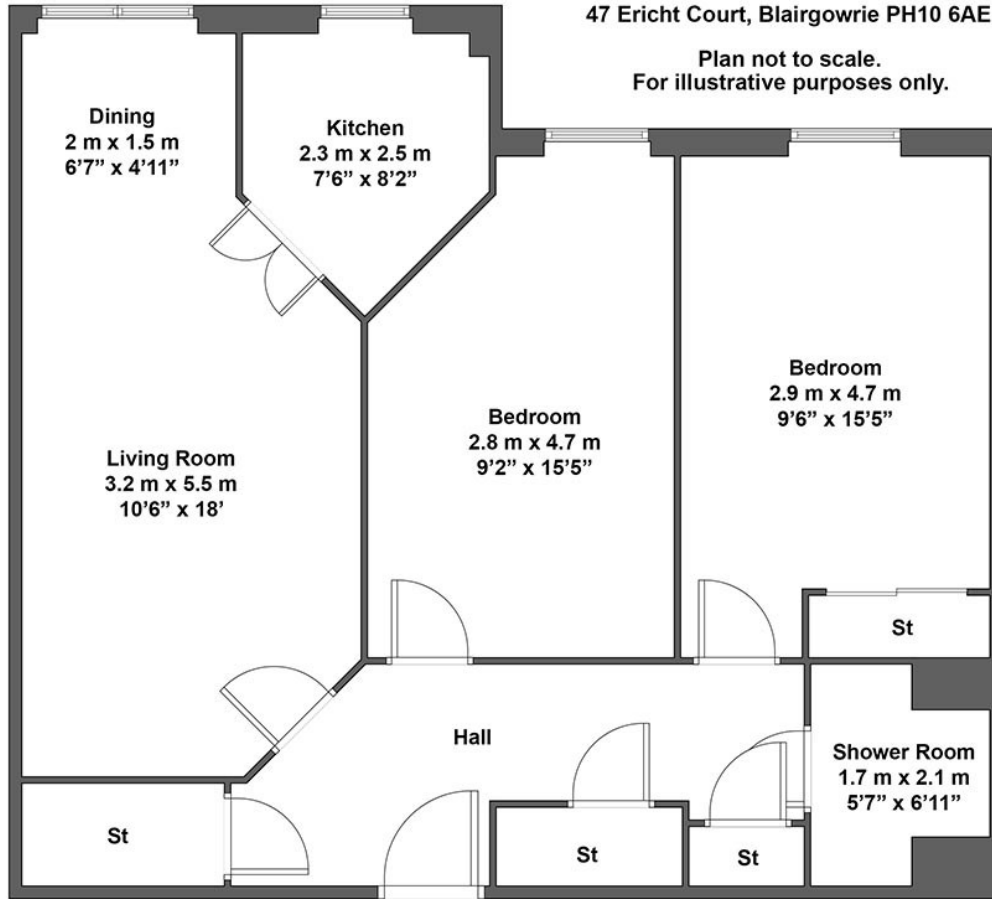




FLOOR PLAN

47 Ericht Court, Blairgowrie PH10 6AE

Plan not to scale.
For illustrative purposes only.



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)
LIVING ROOM	5.5 x 3.2	DINING ROOM	2.0 x 1.5
KITCHEN	2.5 x 2.3	BEDROOM ONE	4.7 x 2.8
BEDROOM TWO	4.7 x 2.9	SHOWER ROOM	2.1 x 1.7

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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.



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