

MILLER GERRARD

Solicitors and Estate Agents



25 DARROCH GATE, COUPAR ANGUS ROAD, BLAIRGOWRIE, PH10 6GT

AN EXTREMELY ATTRACTIVE FIRST FLOOR ONE BED APARTMENT, LOCATED WITHIN THE HIGHLY POPULAR MCCARTHY & STONE RETIREMENT DEVELOPMENT, SITUATED WITHIN A PEACEFUL LOCATION CLOSE TO TOWN CENTRE AMENITIES AND PUBLIC TRANSPORT LINKS.

- ENTRANCE HALLWAY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COMMUNAL LOUNGE
- EPC RATING 'B'
- LIVING / DINING ROOM
- DOUBLE BEDROOM
- ELECTRIC HEATING
- COMMUNAL GARDENS & PARKING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £130,000

OFFERS OVER £130,000

Miller Gerrard are delighted to bring to the market this one bed apartment in a private development which provides independent and secure living for residents who are aged sixty and over. Residents enjoy the services of a professional on-site House Manager, and a 24 hour personal alarm system. There are thirty six 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 well kept gardens are laid to lawn with flower beds and allocated car parking available via a parking permit scheme.

An Annual Management Service Charge, which is a shared charge with the other residents of Darroch Gate covers the 24 hour 'Careline' service and Development Manager. It also covers buildings insurance, all external maintenance, gardening and landscaping, window cleaning, the cost of heating and lighting the corridors, residents lounge, and other communal areas. Charges are 6 monthly in advance, and are at the time of printing this document £2325.55 per annum.

The development is conveniently situated a short distance from the town centre. The comfortable and modern accommodation comprises living room / dining room, kitchen, double bedroom and shower room. The property benefits from electric heating, double glazing and communal facilities within the development which include a residents lounge and guest suite.

A welcoming spacious hallway with fitted carpet and large storage cupboard.

Living / Dining Room: Spacious and bright room with fitted carpet and Juliet balcony overlooking the gardens.

Bedroom: Large double bedroom with fitted carpet, window overlooking the gardens and fantastic walk in wardrobe with hanging rails and shelving.

Shower Room: Modern shower room vanity unit with wash hand basin and WC, walk in shower, heated towel rail, medicine cabinet, extractor fan and mirror.

Exterior: The grounds are immaculately kept, laid to lawn with trees, flower borders, and patio seating area.

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, approximately 30 minutes by car.





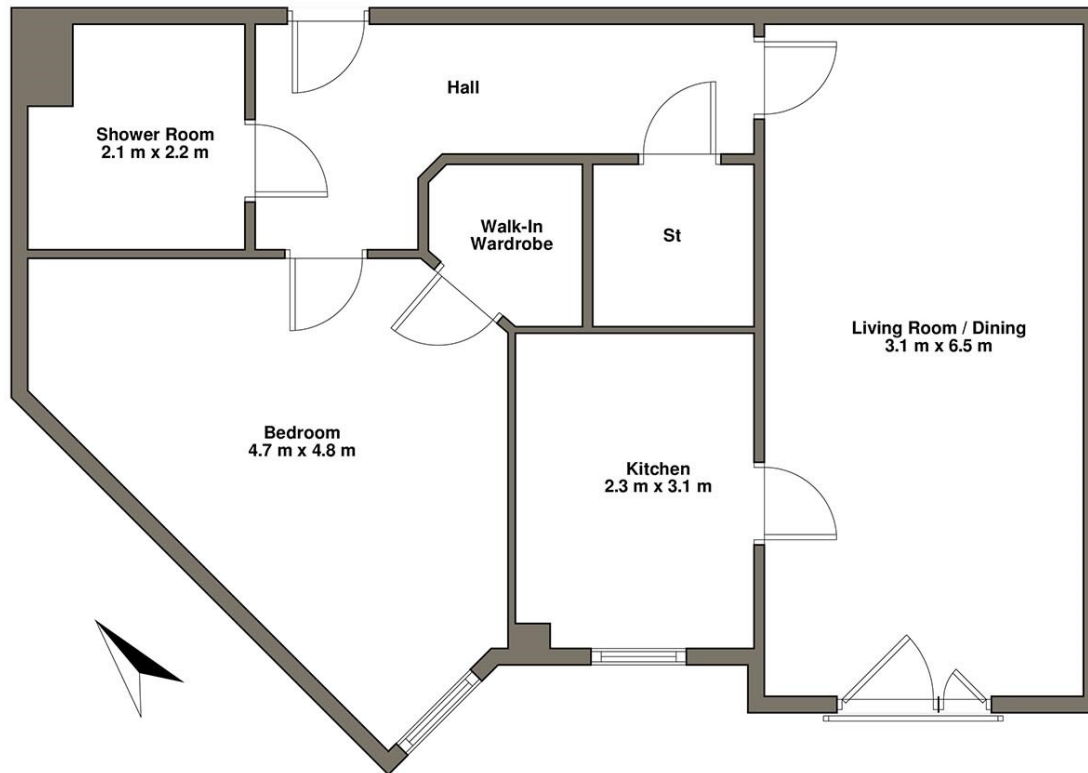








FLOOR PLAN



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

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 / DINING ROOM	3.10 x 6.50	• KITCHEN	2.30 x 3.10
• BEDROOM	4.70 x 4.80	• SHOWER ROOM	2.10 x 2.20

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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