

# MILLER GERRARD

Solicitors and Estate Agents



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

**AN EXTREMELY ATTRACTIVE SECOND FLOOR TWO BED APARTMENT, LOCATED WITHIN THE HIGHLY PROPULAR MCCARTHY & STONE RETIREMENT DEVELOPMENT, SITUATED NEXT TO THE RIVER ERICHT AND CLOSE TO THE TOWN CENTRE SHOPS, CAFES, RESTAURANTS AND LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- LOUNGE / DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- LAUNDRY FACILITIES
- COMMUNAL GARDENS & PARKING
- EPC BAND 'C'
- COUNCIL TAX BAND
- HOME REPORT VALUE £125,000

**OFFERS OVER £125,000**

This private development provides independent and secure living for residents who are aged sixty and over, with a partner aged fifty five or over. Residents enjoy the services of a professional on-site House Manager, and a 24 hour personal alarm system. There are forty eight 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 development is conveniently situated within a few minutes' walk of the town centre. The comfortable accommodation comprises living / dining room, kitchenette, two double bedrooms and shower room. The property benefits from electric heating, double glazing and communal facilities within the development which include a residents lounge with kitchen, laundry room and guest suite.

There is communal car parking to the rear of the development, with 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.

The costs for maintenance of the gardens, window cleaning and communal areas etc. within the development are shared with the other residents of Erich Court through First Port Property Services. Charges are 6 monthly in advance, and are approximately £2,300.00 per annum.

The property is entered via the secure entry phone system. The elevator or stairs will take you up to the second floor, and a corridor leads to the apartment's own front door. A welcoming spacious hallway which has three large storage cupboards.

Living / Dining Room: With fitted carpet, focal point fireplace with flame effect electric fire. At the far end of the room there is ample space for a dining table and chairs, with a large window overlooking the rear of the property.

Kitchenette: Fitted with wood effect wall and base units, with contrasting work surfaces and neutral tiling behind. There is a four plate electric hob with extractor above, a separate electric oven with eye level grill and an automatic washing machine stainless steel sink/drainage under the window overlooking the rear of the property.

There are two bright and spacious bedrooms, one of which has a built-in wardrobe with sliding mirrored doors.

A stylish bathroom with walk in shower completes the accommodation.

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, each approximately 30 minutes by car.





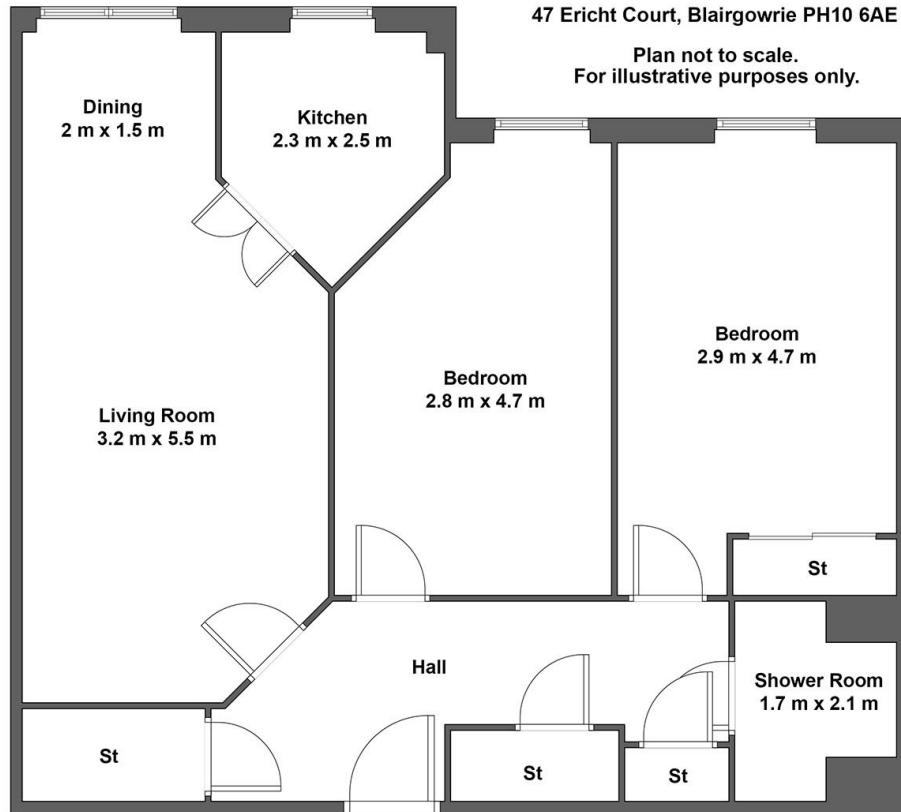








# FLOOR PLAN



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.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.50 X 3.20	DINING ROOM	2.0 X 1.50
KITCHEN	2.50 X 2.30	BEDROOM	4.70 X 2.80
BEDROOM	4.70 X 2.90	SHOWER ROOM	2.10 X 1.70

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Zoopla

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**