

MILLER GERRARD

Solicitors and Estate Agents



48 ERICHT COURT, BLAIRGOWRIE PH10 6AE

A DELIGHTFUL SECOND FLOOR ONE BEDROOM APARTMENT, LOCATED WITHIN THE PRIVATE DEVELOPMENT OF ERICHT COURT PROVIDING INDEPENDENT AND SECURE LIVING FOR RESIDENTS WHO ARE AGED SIXTY AND OVER. THE PROPERTY IS IDEALLY LOCATED PROVIDING EASY ACCESS TO LOCAL AMENITIES.

- ENTRANCE HALLWAY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COMMUNAL GARDENS & PARKING
- EPC RATING 'B'
- LIVING / DINING ROOM
- DOUBLE BEDROOM
- ELECTRIC HEATING
- RESIDENT'S LOUNGE
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £85,000

OFFERS OVER £ 85,000

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 person alarm system. There are forty-eight self-contained apartments on three floors, serviced 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, double bedroom and bathroom. The property benefits from electric heating, double glazing and communal facilities within the development which include a resident's 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 Ericht Court through James Gibb Residential Factors. Charges are six monthly in advance, and are approximately £1730.00 per annum.

Living / Dining Room: With fitted carpet, focal point fireplace with flame effect electric fire. Ample space for a dining table and chairs, window and Juliette balcony and door to the kitchenette.

Kitchenette: Fitted with a range of both floor standing and wall mounted kitchen cabinets, 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, a large store cupboard and stainless steel sink/ drainer under the window.

Bedroom: A spacious and bright bedroom which has a built-in wardrobe with sliding mirror fronted doors.

Shower Room: With shower cubicle, wash hand basin, WC and fully tiled walls.

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.





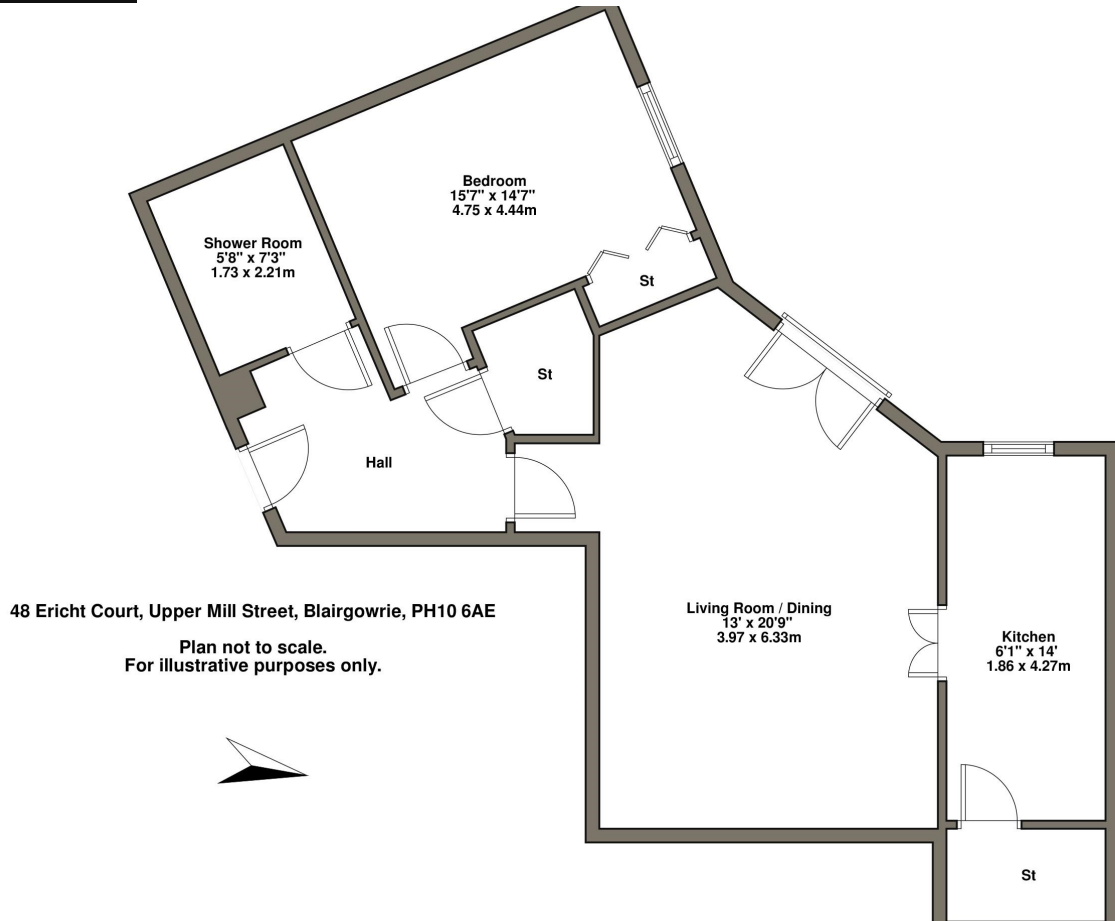








FLOOR PLAN



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.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING / DINING ROOM	6.33 X 3.97	KITCHEN	4.27 X 1.86
BEDROOM	4.75 X 4.44	SHOWER ROOM	2.21 X 1.73

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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

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