

MILLER GERRARD

Solicitors and Estate Agents



**FLAT 6, DARROCH GATE
COUPAR ANGUS ROAD
BLAIRGOWRIE
PH10 6GT**

**OFFERS OVER
£130,000**



**EPC RATING 'B'
COUNCIL TAX BAND 'C'**

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

- GROUND FLOOR APARTMENT WITH PRIVATE PATIO
- DOUBLE BEDROOM WITH WALK IN DRESSING ROOM
- SECURE ENTRY SYSTEM
- ELECTRIC HEATING
- DOUBLE GLAZING
- EASY ACCESS TO AMENITIES

Miller Gerrard are delighted to bring to the market this ground floor 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 at the time of printing this document are £2,040 per annum and are payable monthly in advance.

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.

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.

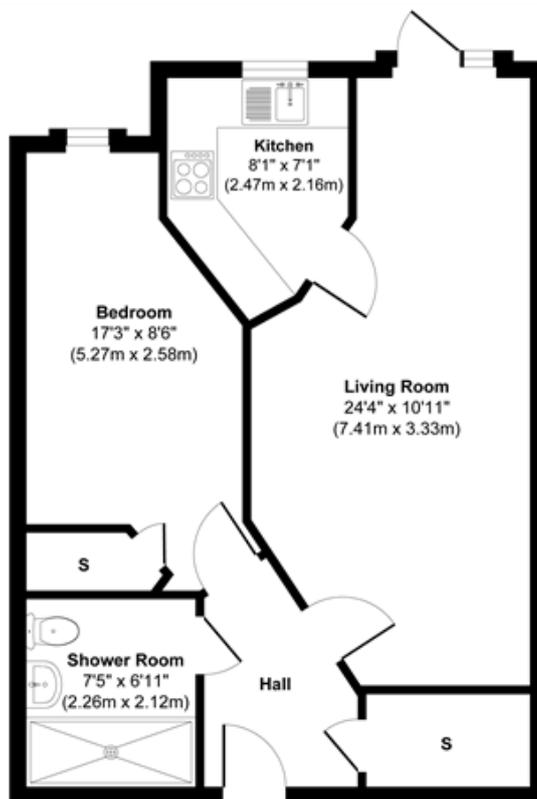












Floor Plan

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	7.41 X 3.33	KITCHEN	2.47 X 2.16
BEDROOM	5.27 X 2.58	SHOWER ROOM	2.26 X 2.12

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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.

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..

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