

# The Property Shop Blairgowrie

A & R Robertson & Black, W.S.,  
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**This bright second floor flat is situated within a McCarthy and Stone high quality retirement complex beside the River Ericht close to all local amenities.**

- Private front door
- Hallway
- Lounge diner
- Kitchen
- Two double bedrooms
- Bathroom
- Excellent storage
- Electric heating
- Double glazing
- Pull cord alarm system
- Communal Sitting/reception area
- Communal laundry room
- Communal gardens
- Secure entry system
- Private parking

**OFFERS AROUND £122,000**

**47 Ericht Court, Upper Mill Street, Blairgowrie, PH10 6AE**



The property is extremely well presented throughout. It has electric heating and double-glazing and is fitted with a pull cord alarm system linked to the care line manager; with well maintained communal gardens and private parking this makes for a retirement/downsized property.



## **Accommodation**

### **Hallway:**

Entered from the corridor via the flats own front door. A welcoming space which is carpeted and decorated in neutral tones. There is excellent storage by way of three built in cupboards, one with shelving ideal for linen, one housing the boiler and the largest which has been adapted to allow a double electric socket and is currently home to a freezer, there is a shelf and coat hooks. The emergency call system and secure entry control are located in the hall.

### **Lounge/Diner: 23'00 x 10'06**

An extremely well presented inviting room with a modern wallpapered feature wall and further neutral décor and carpet throughout. There is a focal point of a fireplace with flame effect electric fire, and a dining area at the far end of the room where there is ample space for a table and chairs and a window looking to the rear of the property.

### **Kitchen 7'07 x 6'07**

Fitted with wood effect wall and base units, work top, neutral coloured tiles to half height and tile effect lino flooring. There is a four plate electric hob with overhead extractor fan and separate electric oven and grill at eye level, plus a stainless steel sink and drainer under a window overlooking the rear resident's car park. The dishwasher and fridge also located here are to be included in the sale.

### **Bedroom One: 15'07 x 9'06**

An excellent sized double bedroom with a built in wardrobe with mirrored folding doors, hanging rail and shelf. The window provides good natural light and looks over the rear of the property. Carpeted.

### **Bedroom Two: 15'07 x 9'06**

A spacious double room, extremely well presented and is carpeted with a window looking to the rear allowing plenty of natural light.

### **Bathroom: 6'10 x 5'06**

Modern stylish bathroom with a cream three piece suite comprising of a bath with shower screen and chrome mains shower, WC and hand basin housed within an attractive vanity unit. Carpeted.

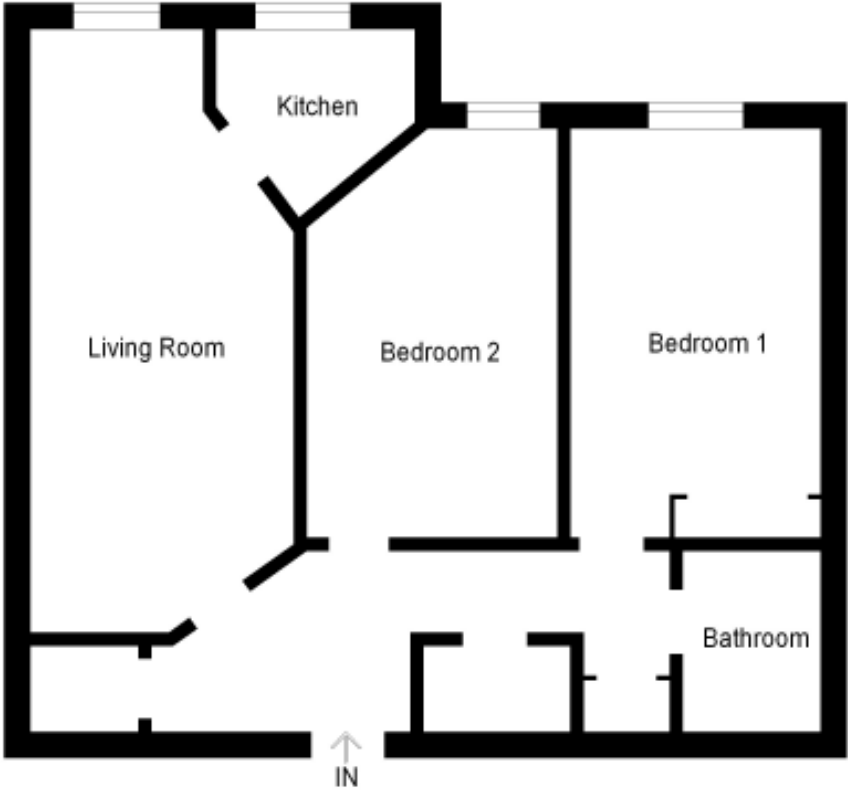




**COMMUNAL LOUNGE**

### **Directions**

From Allan Street in the centre of Blairgowrie turn left into Mill Street and Ericht Court is located on the left hand side and entered via security doors. There is a resident's car park to the rear of the complex and this is suitable for viewers to use.





**Entry** By arrangement with the vendor

**Viewing** By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie  
Tel: 01250 875050  
E-mail: [property@robertson-black.co.uk](mailto:property@robertson-black.co.uk)

**PRICE** OFFERS AROUND £122,000

**Council Tax** D

**EPC** Rating: C

**Ref** MT

**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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