

The Property Shop Blairgowrie

A & R Robertson & Black WS

38 Allan Street, Blairgowrie PH10 6AD

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This bright and airy second floor apartment is situated within a McCarthy & Stone serviced retirement development. It is next to the River Ericht and close to all local amenities.

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

Offers over £120,000



- **Two bedroom apartment**
- **Entrance Hallway**
- **Kitchen**
- **Sitting room**
- **Two double bedrooms**
- **Bathroom**
- **Excellent storage**
- **Electric heating**
- **Double glazing**
- **Pull cord alarm system**
- **Communal laundry**
- **Communal gardens**
- **Private parking**
- **EPC Rating: C**



This private complex provides independent and secure living. Residents enjoy the services of a professional house manager and a 24-hour personal alarm system. It has many communal facilities, a welcoming shared lounge, laundry and lovely well tended gardens, with seating areas. Resident's guests have access to an on-site guest room. It has the advantage of ample free parking.

Accommodation:

The property is entered via a secure entry-phone system. An elevator takes you up to the first floor and a corridor leads to the flats own front door.

A welcoming spacious hallway has three large storage cupboards, one with shelving ideal for linen, one housing the new central heating boiler and the largest which is currently housing the freezer, has a shelf and coat hooks.

The extremely large and well presented sitting/dining room has a focal point of a 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. The kitchen has been fitted with wood effect wall and base units, worktop and neutral tiles. There is a four plate electric hob with overhead extractor fan, a separate electric oven with eye level grill and an automatic washing machine. The stainless steel sink/drainage is under the window overlooking the rear of the property

The flat boasts two bright and spacious bedrooms, one of which, has a built in wardrobe with sliding mirrored doors. The newly fitted stylish shower room completes the accommodation. The flat has been completely redecorated and has new carpets throughout.

Blairgowrie is a small bustling Perthshire town on the edge of the Highlands providing a wide range of amenities, including supermarkets, banks, restaurants and specialist shops. . The town has excellent transport links to both Dundee and Perth, located just 16 miles away and both are a very easy commute. Edinburgh is also just 52 miles to the South.

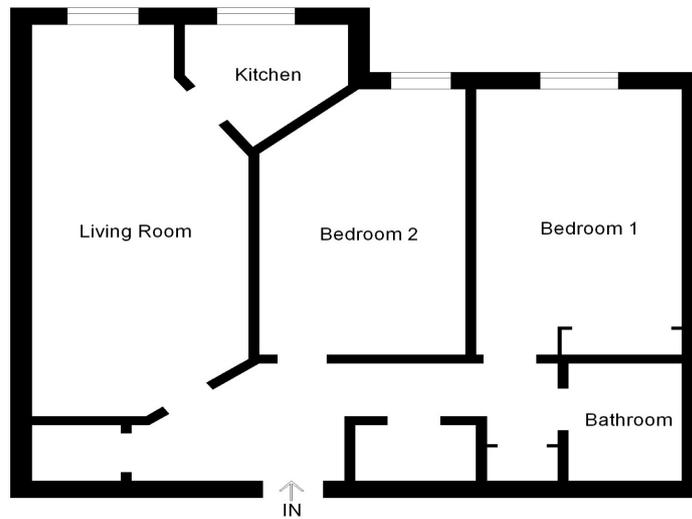
Directions:

From Allan street in the centre of Blairgowrie turn left into Mill street and Ericht Court is located down the hill on the left hand side. There is a residents car park to the rear of the complex which can be used by viewers.





Floor Plan



ROOM DIMENSIONS	FEET		METRES	
Lounge/diner	23'00	x 10'06	7.01	x 3.06
Kitchen	7'07	x 6'07	2.15	x 1.85
Bedroom 1	15'07	x 9'06	4.57	x 2.76
Bedroom 2	15'07	x 9'06	4.57	x 2.76
Bathroom	6'10	x 5'06	1.86	x 1.55



Entry: By arrangement with the vendor

Viewing: By appointment through A & R Robertson & Black,
The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 875050
Email: property@robertson-black.co.uk

PRICE: Offers over £120,000

EPC: C

Ref: PS

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

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