

The Property Shop Blairgowrie

A & R Robertson & Black WS

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

3 Ericht Court

Blairgowrie

PH10 6AE

**Offers in the region
of £75,000**

- **Ground floor flat**
- **One bedroom**
- **Entrance Hallway**
- **Kitchen**
- **Lounge**
- **Bathroom**
- **Town centre location**
- **Secure entry system**
- **Pull cord alarm system**
- **Communal Sitting/ reception area**
- **Communal laundry room**
- **Communal gardens**
- **Private parking**
- **EPC Rating : B**



This bright ground floor apartment is situated within a modern serviced retirement development. Located in a quiet spot above the scenic River Ericht, yet also conveniently situated at the heart of Blairgowrie within very easy walking distance of shops, excellent amenities and public transport links.

The established private complex provides fully independent yet secure living, making this an ideal downsize option. There is a communal laundry, a residents car park, well maintained garden grounds, a communal lounge for socialising and access to on-site guest accommodation.

Accommodation :

The apartment is externally accessed via a secure entry-phone system. A private front door opens into a welcoming and spacious hallway. The hall is carpeted and echoes the neutral décor throughout with the benefit of a large storage cupboard, with drying rack, shelves and coat hooks.

At the heart of this flat is a living /dining room, featuring a glazed door giving access onto a paved patio seating area within the garden grounds. The room is carpeted with a focal point of an electric coal effect fire within a modern surround. Adjacent to the living room is the kitchen accessed via glazed panelled doors, it is fitted with a selection of wall and base units with an integrated electric oven and hob with over extractor fan plus a free standing dishwasher and fridge included in the sale. The flat has one generous sized double bedroom overlooking the gardens with a double built in wardrobe with sliding mirrored doors. A modern fully tiled bathroom with a white bathroom suite, with the bath with shower over and glass shower screen. Double-glazed windows and electric storage heaters ensure this apartment is cosy all year round. All carpets, curtains, blinds and light fittings are included in the sale.

EPC Rating :

Location :

The Perthshire town of Blairgowrie is conveniently situated within 20-30 minutes by car to both the cities of Perth and Dundee. The town has a good selection of amenities including shops, restaurants and coffee shops, banks, supermarkets, a recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library plus several golf courses locally.





Floor Plan Illustrative only – not to scale

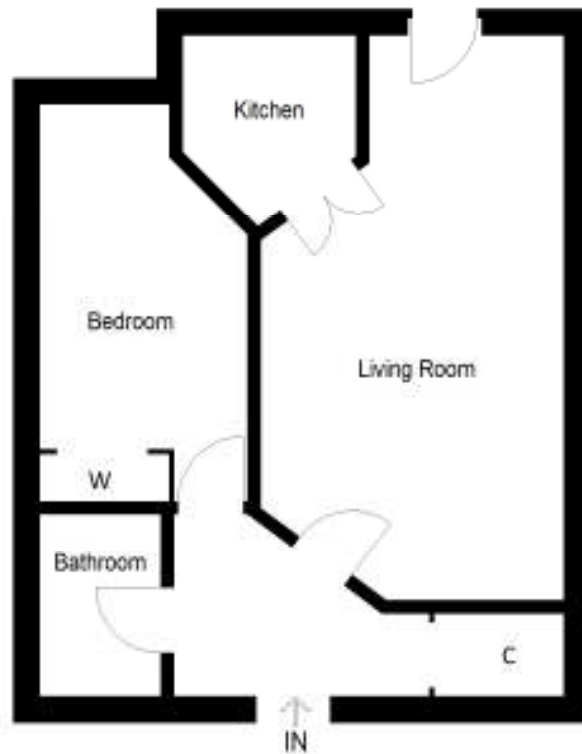


Illustration For Identification Purposes Only,
Not To Scale (ID:743059 / Ref.76889)

ROOM DIMENSIONS	FEET		METRES	
Kitchen	7' 7	x	7' 3	2.32 x 2.22
Sitting room	23' 7	x	10' 7	7.2 x 3.25
Master bedroom	15' 7	x	9'	4.76 x 2.76
Bathroom	6' 9	x	5' 5	2.08 x 1.66
Hallway	7' 7	x	6' 9	2.33 x 2.06

Directions:

From the Wellmeadow (centre of town) take the road down by the river, Lower Mill Street, until you see Ericht Court on the right hand side. The access door is at the front with secure access.

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: TBA

EPC: B

Ref: JD

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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