

MILLER GERRARD

Solicitors and Estate Agents



20 ERICHT COURT, BLAIRGOWRIE, PH10 6AE

LOCATED IN THE DESIRABLE MCCARTHY & STONE DEVELOPMENT, THIS WELL PRESENTED AND FRESHLY DECORATED, TWO BEDROOM APARTMENT, WITH CORNER ASPECT, COMMANDS BEAUTIFUL VIEWS OVER THE RIVER ERICHT. THE PROPERTY IS WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS AND AMENITIES.

- HALLWAY
- KITCHEN
- SHOWER / WET ROOM
- GUEST FACILITIES
- DOUBLE GLAZING
- EPC BAND 'B'
- LOUNGE / DINING ROOM
- TWO DOUBLE BEDROOMS
- PARKING AND GARDENS
- ELECTRIC HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £135,000

OFFERS OVER £135,000

This extremely well presented and freshly decorated two bedroom first floor apartment, commands a corner aspect, and beautiful views over the River Ericht. Located within the desirable McCarthy & Stone development, the property offers flexible retirement living and is within easy walking distance to the local shops and amenities.

This immaculate accommodation comprises Hallway, Lounge / Dining Room, Kitchen, two Double Bedrooms and a well appointed Shower / Wet Room.

The property enters by the front door with doorbell and spyhole into the spacious Hallway. There is a walk-in storage cupboard with light, shelving and the hot water pressure system boiler. There is also an additional storage cupboard containing the fuse boxes, there are shelves and a coat rail.

The Lounge has a beautiful bay window providing views overlooking the River Ericht, and an additional Tilt & Turn window leading to a Juliet Balcony, suitable for pot plants. There is a fireplace with electric coal effect fire and marble hearth, fitted carpet, curtain rail and curtains, Venetian blinds and coving.

Off the Lounge via the double glass doors is the Kitchen, with window to the side offering views of the landmark, Blairgowrie Bridge. The kitchen is fitted with a range of both wall and floor mounted units, with contrasting work surfaces and tiling behind. There is a Stainless Steel sink, ceramic hob, eye level oven, washing machine and fridge.

Double Bedroom 1, is of good size with a built in mirror fronted double wardrobe, window with views to the river, curtain rail and curtains and fitted carpet.

Double Bedroom 2, is side facing with window, blinds, curtain rail and curtains, and a built in double wardrobe with mirror fronted doors and fitted carpet.

Access to the beautifully appointed Shower / Wet room is from the Hallway and comprises, Geberit AquaClean WC, WHB, and walk-in shower with shower curtain. There is Wetwall throughout, a fitted mirror and shelving, heated towel rail and spotlights.

The property benefits from electric heating and double glazing. Emergency pull cords are located in the Hallway, Lounge, Kitchen and Bedrooms, with a pushbutton alarm in the Shower / Wet room.

Included in the price are all curtains, blinds, light fittings and newly fitted carpets. Domestic appliances are included, and they must be accepted as seen, with no guarantee as to their condition.

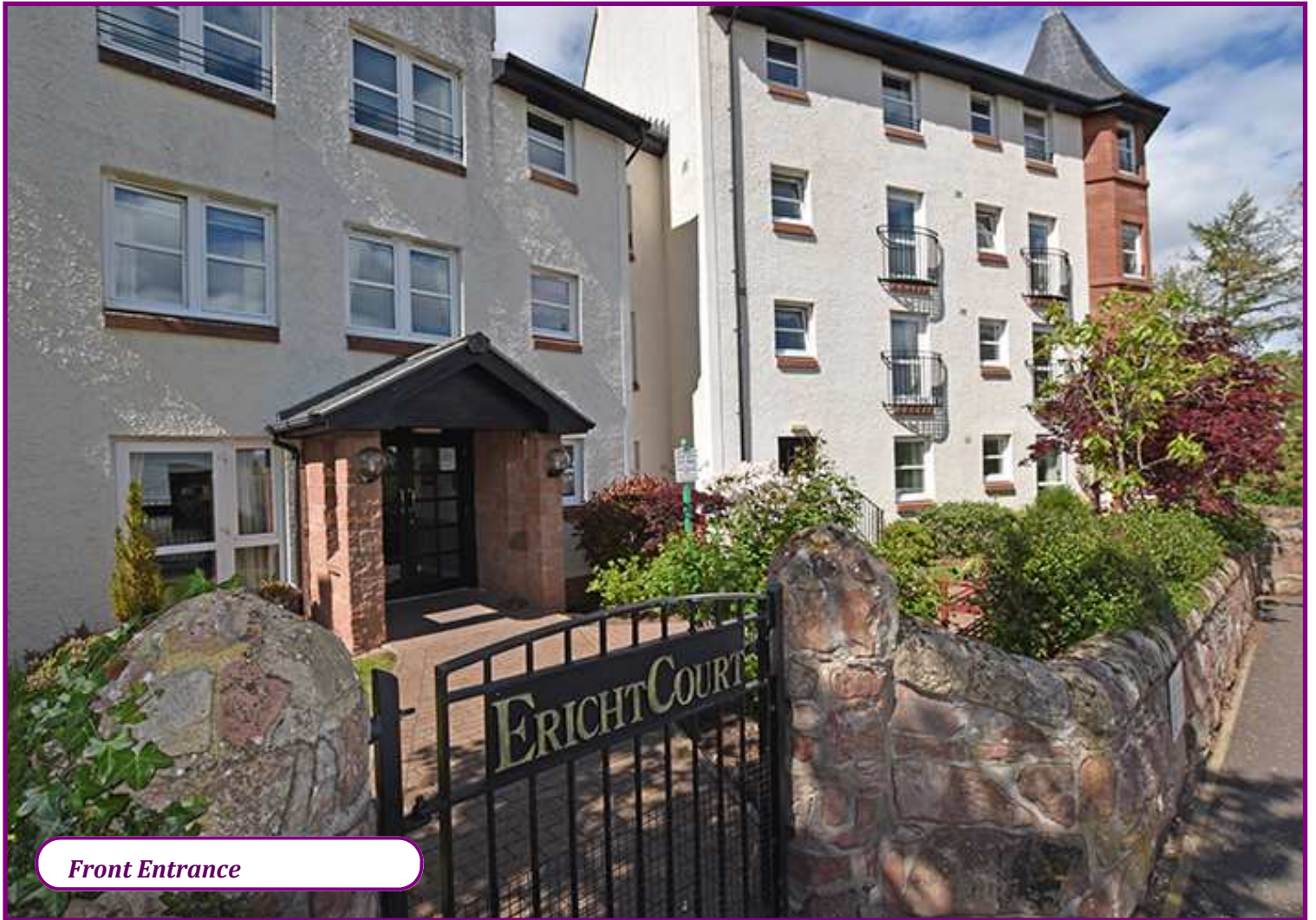
Communal facilities include a residents' Lounge, with Kitchen off, a well appointed Laundry Room equipped with washing machines, dryers, ironing boards and irons. There is also an extremely comfortable Guest Suite which can be reserved for visiting guests and a House Manager is available throughout the day.

Parking is to the rear of the property and is for residents only. There are communal gardens to the front, side and rear. The rear gardens, which are set out in lawn, flower and shrub beds, include an attractive patio / seating area.

Maintenance of the gardens, window cleaning and communal areas etc. within Ericht Court is shared with the other residents of Ericht Court through First Port Property Services. Charges are approximately £1800.00 per annum.

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.

This property must be viewed to be fully appreciated.



Front Entrance



Hallway



Lounge



Lounge



Bedroom 1



Bedroom 2



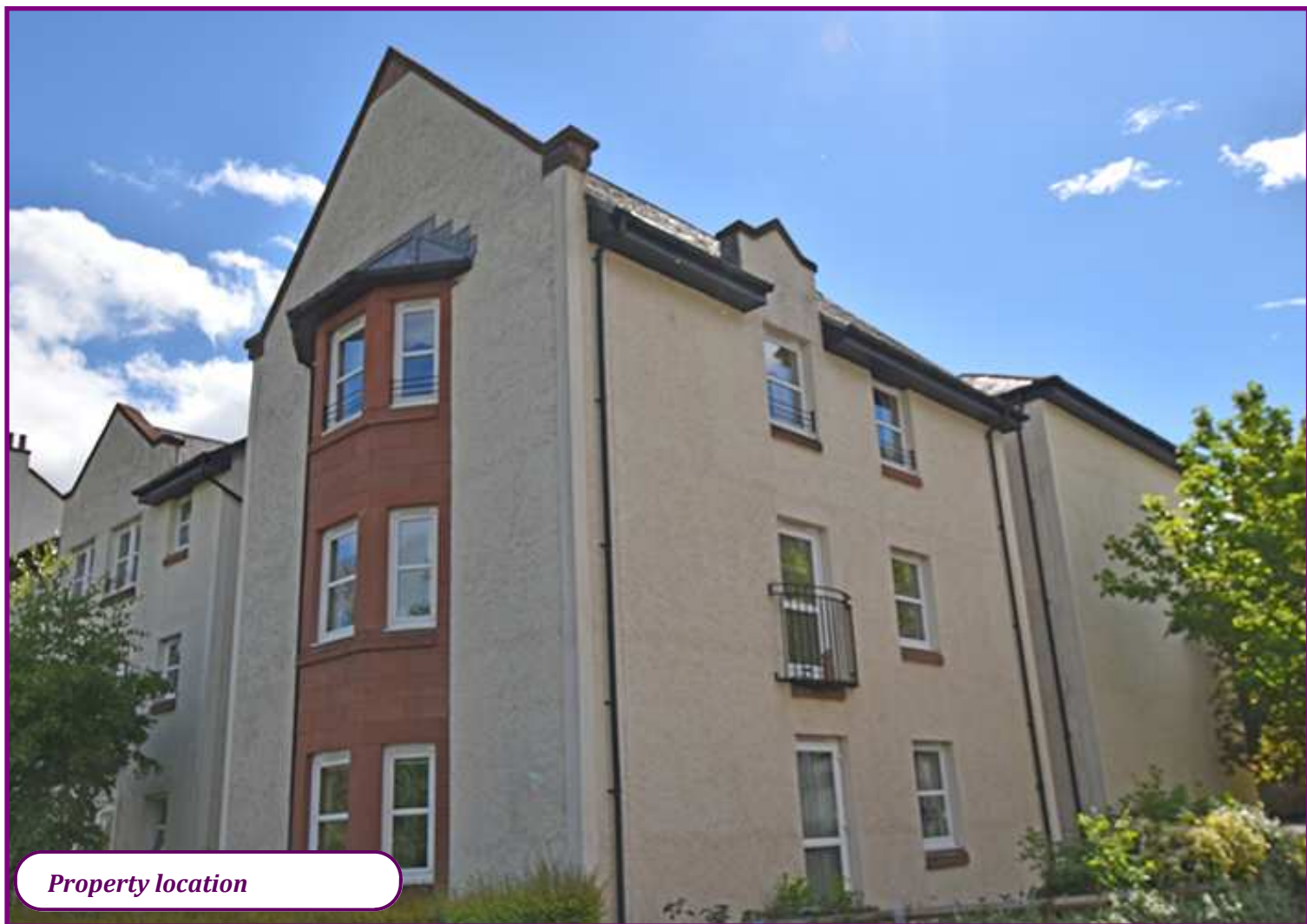
Kitchen



Shower / Wet Room



View from the Apartment



Property location

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. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)	(in meters)	(in meters)
LOUNGE / DINING ROOM	4.48 X 4.33	SHOWER / WET ROOM	2.63 X 1.76
KITCHEN	2.90 X 1.73		
BEDROOM 1	5.04 X 2.68		
BEDROOM 2	4.24 X 2.93		

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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

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301.

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