



**lindsays**

50 Conachar Court,  
Isla Road, Perth, PH2 7GZ

*"Two Bedroom Second Floor Retirement Apartment in the desirable Conachar Court development"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms, 1 En Suite
- Shower Room
- Electric Heating
- Double Glazing
- Communal Gardens
- Communal Lounge

EPC Rating Band C

**OFFERS OVER £285,000**





## Description

Lindsays are delighted to present this 2 bedroom second floor retirement apartment located in the sought after Conachar Court development on Isla Road. This McCarthy and Stone development is popular with retirees and is suitable for single people over 60 years of age, or a couple of at least 60 and 55 years of age. The complex has 2 lifts and there is a door entry system allowing secure access to the property. Conachar Court is located within walking distance of the City Centre, with easy access to all of Perth's amenities including a wide selection of shops and restaurants along with a leisure centre, theatre, and cinema. There is a residents' lounge, sun room, fully equipped laundry room and a fully furnished and equipped Guest Suite available. A monthly management service charge covers the 24 hour "Appello" service and Development Manager. It also covers external maintenance, gardening and landscaping, the cost of heating and lighting of the corridors and all other communal areas.

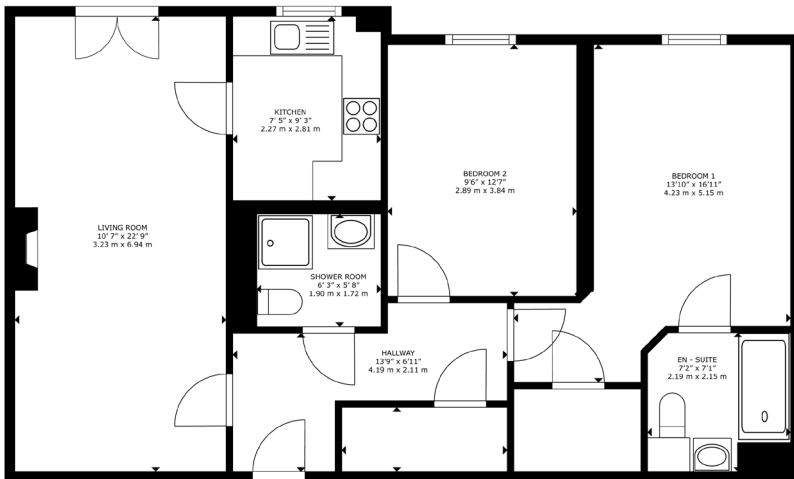
The apartment overlooks the courtyard at the main entrance to the building and the accommodation is bright and stylish and includes a hallway with large storage cupboard; lounge/dining room with Juliette balcony; a kitchen which is fitted with a range of high gloss units with integrated appliances; shower room comprising a large corner enclosure, vanity wash hand basin and WC; 2 bedrooms, one of which benefits from a walk in wardrobe and a fully tiled en suite shower room comprising a walk in shower, heated towel rail, vanity wash hand basin and WC. Viewing is most highly recommended.

## Area

Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands.

## Viewing

By appointment through Lindsays on 01738 630222 or [perthproperty@lindsays.co.uk](mailto:perthproperty@lindsays.co.uk)



Flat 50, Conachar Court, Perth PH2 7GZ

GROSS INTERNAL AREA  
FLOOR PLAN 79.5 sq.m. (856 sq.ft.)  
TOTAL: 79.5 sq.m. (856 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: [perthproperty@lindsays.co.uk](mailto:perthproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.